

**HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HOUSING AUTHORITY  
COMMUNITY DEVELOPMENT COMMISSION  
WATER DISTRICT**



**Meeting Agenda**

**Tuesday, March 19, 2024**

**Closed Session - 5:00 PM**

**City Council Chambers  
9700 Seventh Ave., Hesperia CA, 92345  
City Clerk's Office: (760) 947-1007**

**City Council Members**

**Larry Bird, Mayor  
Rebekah Swanson, Mayor Pro Tem  
Britt Bennington, Council Member  
Cameron Gregg, Council Member  
Allison Lee, Council Member**

**Rachel Molina, City Manager  
Pam K. Lee, City Attorney**



**NOTE:** In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1026. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1056 up to 5:30 pm on the day of the scheduled meeting. City Council meetings may be viewed live or after the event on the City's website at [www.cityofhesperia.us](http://www.cityofhesperia.us).

**REGULAR MEETING AGENDA  
HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HESPERIA HOUSING AUTHORITY  
HESPERIA COMMUNITY DEVELOPMENT COMMISSION  
HESPERIA WATER DISTRICT**

**9700 7th Avenue, Council Chambers, Hesperia, CA 92345**

**As a courtesy, please silence your cell phones and other electronic devices while the meeting is in session. Thank you.**

*Prior to action of the Council, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar.*

*Individuals wishing to speak during General Public Comments or on a particular numbered item must submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.*

*In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.*

**CLOSED SESSION - 5:00 PM**

**Roll Call**

*Mayor Larry Bird  
Mayor Pro Tem Rebekah Swanson  
Council Member Brigit Bennington  
Council Member Cameron Gregg  
Council Member Allison Lee*

Conference with Legal Counsel - Potential Litigation:  
Government Code Section 54956.9(d)2

1. One (1) Case

Conference with Legal Counsel – Existing Litigation  
Government Code Section 54956.9(d)1

1. Apex HM, LLC et al. v. City of Hesperia, et al. (San Bernardino County Superior Court Case No. CIVSB2208845)
2. County of SB V City of Hesperia, Case no: CIVSB2209965

Conference with Real Property Negotiators – Property Negotiations  
Government Code Section – 54956.8

1. Property: Water Rights  
Agency negotiator: City Manager  
Negotiating Parties: Paula McKinney  
Under Negotiations: Price and Terms

2. Property: Water Purchase  
Agency negotiator: City Manager  
Negotiating Parties: Fenner Gap Mutual Water Company  
Under Negotiations: Price and Terms

**CALL TO ORDER - 6:30 PM**

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

Mayor Larry Bird  
Mayor Pro Tem Rebekah Swanson  
Council Member Brigit Bennington  
Council Member Cameron Gregg  
Council Member Allison Lee

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

**ANNOUNCEMENTS/PRESENTATIONS**

1. Presentation to resident James Murphy, Pride Enhancement Program Honoree.
2. Presentation of Certificates of Recognition to the Sultana High School Girls Wrestling team, for the 2024 CIF Central Division Championship, by the City Council.

**GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)**

*Individuals wishing to speak during General Public Comments or on a particular numbered item are requested to submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the joint agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.*

*In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.*

**JOINT CONSENT CALENDAR**

1. Page 7 Consideration of the Draft Minutes from the Regular Meeting held Tuesday, March 5, 2024.

**Recommended Action:**



It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, March 5, 2024.

**Staff Person:** Assistant City Clerk Erin Baum

**Attachments:** [Draft CC Min 2024-3-5](#)

2. Page 11 Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

**Recommended Action:**

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

**Staff Person:** Assistant City Manager Casey Brooksher

**Attachments:** [SR Warrant Run 3-19-2024](#)

[Attachment 1 -Warrant Run](#)

3. Page 13 Treasurer's Cash Report for the unaudited period ended January 31, 2024.

**Recommended Action:**

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

**Staff Person:** Assistant City Manager Casey Brooksher

**Attachments:** [SR Treasurer's Report 3-19-2024](#)

[Attachment 1-Treasurer's Report](#)

4. Page 23 NuLevel Partners, Inc. Settlement Agreement

**Recommended Action:**

It is recommended that the City Council approve the attached settlement agreement in the pending litigation matter *NuLevel Partners, Inc. v. City of Hesperia* (SBSC Case No. CIVSB2133905) regarding the development of approximately 35 acres of vacant land located along the south side of Mojave Street between Topaz Avenue and Tamarisk Avenue (APN 0405-261-77-0000 (the Property)).

**Staff Person:** City Attorney Pam K. Lee

**Attachments:** [SR NuLevel Partners, Inc. Settlement Agreement 3-19-2024](#)

[Attachment 1 - Settlement Agreement and General Release](#)

**PUBLIC HEARING**

*Individuals wishing to comment on public hearing items must submit a speaker slip to the City Clerk with the numbered agenda item noted. Speaker slips should be turned in prior to an agenda item being taken up. Comments will be limited to five minutes for Public Hearing items.*

**WAIVE READING OF ORDINANCES**

*Approve the reading by title of all ordinances and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.*

5. Page 109 Urgency Ordinance-Single Price Overstock/Discount Stores Moratorium

**Recommended Action:**

It is recommended that the City Council waive further reading and adopt Urgency Ordinance 2024-03 pursuant to California Government Code Section 65858 extending a moratorium for a period of ten (10) months and fifteen (15) days on the establishment or expansion of single price overstock/discount stores, or store as appropriate (SPODS).

**Staff Person:** Principal Planner Ryan Leonard

**Attachments:** [SR Single Price Overstock/Discount Stores Moratorium 3-19-2024](#)  
[Ordinance 2024-03](#)

6. Page 119 Density Bonus Agreement DA23-00002 and Site Plan Review SPR23-00027; Applicant: Shree Properties, Inc.; APNs: 0407-142-03 & -04

**Recommended Action:**

The Planning Commission recommends that the City Council adopt Resolution No. 2024-08, approving DA23-00002 and SPR23-00027.

**Staff Person:** Principal Planner Ryan Leonard

**Attachments:** [SR Density Bonus Agreement and Site Plan Review 3-19-2024](#)  
[Attachment 1a - Site Plan](#)  
[Attachment 1b - Site Plan Summary](#)  
[Attachment 2 - General Plan and Zoning Map](#)  
[Attachment 3 - Aerial photo](#)  
[Attachment 4a - 1st Story Floor Plan](#)  
[Attachment 4b - 2nd Story Floor Plan](#)  
[Attachment 5a - One-Bedroom Floor Plan](#)  
[Attachment 5b - Two-Bedroom Floor Plan](#)  
[Attachment 6a - Color Elevation](#)  
[Attachment 6b - Color Elevation-Community Building](#)  
[Attachment 6c - Color Elevation- Recreation Building](#)  
[Attachment 7 - View Rendering](#)  
[Attachment 8 - Density Bonus and Incentive Agreement](#)  
[Attachment 9 - Resolution 2024-08](#)  
[Attachment 9a - Conditions of Approval](#)

**COUNCIL COMMITTEE REPORTS AND COMMENTS**

*The Council may report on their activities as appointed representatives of the City on various Boards and Committees and/or may make comments of general interest or report on their activities as a representative of the City.*

**CITY MANAGER/CITY ATTORNEY/STAFF REPORTS**

*The City Manager, City Attorney or staff may make announcements or reports concerning items of interest to the Council and the public.*

**ADJOURNMENT**

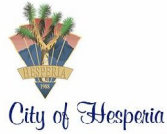
*I, Erin Baum, Assistant City Clerk of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Wednesday, March 13, 2024 at 5:30 p.m. pursuant to California Government Code §54954.2.*

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*Erin Baum,  
Assistant City Clerk*

*Documents produced by the City and distributed less than 72 hours prior to the meeting regarding items on the agenda will be made available in the City Clerk's Office during normal business hours.*

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# City of Hesperia Meeting Minutes - Draft City Council

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

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Tuesday, March 5, 2024

6:30 PM

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**REGULAR MEETING AGENDA  
HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HESPERIA HOUSING AUTHORITY  
HESPERIA COMMUNITY DEVELOPMENT COMMISSION  
HESPERIA WATER DISTRICT**

**CLOSED SESSION - 5:00 PM**

**Roll Call**

**Present:**5 - Mayor Bird, Mayor Pro Tem Swanson, Council Member Gregg,  
Council Member Bennington and Council Member Lee

Conference with Legal Counsel - Potential Litigation - Government Code Section 54956.9(d)2

1. Two (2) Cases

Conference with Legal Counsel – Existing Litigation - Government Code Section 54956.9(d)1

1. County of SB V City of Hesperia, Case no: CIVSB2209965

**CALL TO ORDER - 6:30 PM**

**A. Invocation**

**B. Pledge of Allegiance to the Flag**

**C. Roll Call**

**Present:**5 - Mayor Bird, Mayor Pro Tem Swanson, Council Member Gregg,  
Council Member Bennington and Council Member Lee

**D. Agenda Revisions and Announcements by City Clerk – None**

**E. Closed Session Reports by City Attorney- None**

## **GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)**

*The following members of the public commented:*

*Robert Davie*

*Gina Whelan*

*Stephanie James*

*Todd Stiefel*

*Mike Hearn*

## **JOINT CONSENT CALENDAR**

**A motion was made by Bennington, seconded by Lee, that the Joint Consent Calendar be approved. The motion carried by the following vote:**

**Aye:** 5 - Bird, Swanson, Gregg, Bennington, and Lee

**Nay:** 0

1. Consideration of the Draft Minutes from the Regular Meeting held Tuesday, February 20, 2024.

### **Recommended Action:**

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, February 20, 2024.

**Sponsors:** Assistant City Clerk Erin Baum

2. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

### **Recommended Action:**

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

**Sponsors:** Assistant City Manager Casey Brooksher

3. Purchase of Automated License Plate Reader System

### **Recommended Action:**

It is recommended that the City Council authorize the City Manager to execute a purchase agreement with Vigilant Solutions in a not-to-exceed amount of \$34,840 and adopt Resolution No. 2024-07 amending the Fiscal Year (FY) 2023-24 Budget to accept Homeland Security Grant (HSG) adjusted funds and appropriate funds to certain grant related expenditures for the purchase of one Automated License Plate Reader (ALPR) unit for a Sheriff's patrol vehicle.

**Sponsors:** Police Captain Jon billings

## **CONSENT ORDINANCE**

4. Amendments to Title 14, Chapter 14 of the Hesperia Municipal Code related to Ownership and Maintenance of Sewer Laterals

### **Recommended Action:**

Place on second reading and adopt as amended by title waiving the text of Ordinance No. 2024-01 regarding the maintenance of sewer lateral lines; amending Title 14, Chapter 14.02 and Title 14, Chapter 14.08 of the Hesperia Municipal Code.

**Sponsors:** Assistant Project Manager Bethany Hudson

**A motion was made by Swanson, seconded by Bennington, that this item be adopted as amended. The motion carried by the following vote:**

**Aye:** 5 - Bird, Swanson, Gregg, Bennington, and Lee

**Nay:** 0

## **COUNCIL COMMITTEE REPORTS AND COMMENTS**

*The Mayor, Mayor Pro Tem, and Council Members reported from various events and Committees.  
The Mayor, Mayor Pro Tem, and Council Member Lee commented on the March 5, 2024, Presidential Primary Election.*

*The Mayor requested to recognize Hesperia High School and Oak Hills High School for being recognized as California Distinguished Schools in a future meeting.*

## **CITY MANAGER/CITY ATTORNEY/STAFF REPORTS**

*None.*

## **ADJOURNMENT**

*The meeting was adjourned at 7:07 p.m. in honor of Council Member Bennington's birthday.*

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*Erin Baum,  
Assistant City Clerk*

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# City of Hesperia STAFF REPORT



**DATE:** March 19, 2024

**TO:** Mayor and Council Members  
City Council, as Successor Agency to the Hesperia Community Redevelopment Agency  
Chair and Commissioners, Hesperia Housing Authority  
Chair and Commissioners, Community Development Commission  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Casey Brooksher, Assistant City Manager  
Anne Duke, Deputy Finance Director  
Shirley Domacio Calderon, Accountant

**SUBJECT:** Warrant Run Report (City – Successor Agency – Housing Authority – Community Development Commission – Water)

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## RECOMMENDED ACTION

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

## BACKGROUND

The Warrant Run totals represented below are for the period February 03, 2024 through February 16, 2024.

| <u>Agency/District</u>           | <u>Accounts Payable</u> | <u>Payroll</u>      | <u>Wires</u>  | <u>Totals</u>         |
|----------------------------------|-------------------------|---------------------|---------------|-----------------------|
| City of Hesperia                 | \$1,409,677.09          | \$313,705.97        | \$0.00        | \$1,723,383.06        |
| Successor Agency                 | 0.00                    | 0.00                | 0.00          | 0.00                  |
| Housing Authority                | 445.50                  | 190.52              | 0.00          | 636.02                |
| Community Development Commission | 0.00                    | 0.00                | 0.00          | 0.00                  |
| Water                            | 542,092.61              | 122,549.41          | 0.00          | 664,642.02            |
| <b>Totals</b>                    | <b>\$1,952,215.20</b>   | <b>\$436,445.90</b> | <b>\$0.00</b> | <b>\$2,388,661.10</b> |

## ATTACHMENT(S)

1. Warrant Runs

*City of Hesperia*  
**WARRANT RUNS**  
**02/03/2024-02/16/2024**

| FUND #                  | FUND NAME                               | W/E<br>2/9/2024 | W/E<br>2/16/2024 | WARRANT<br>TOTALS | Wires | YEAR-TO<br>DATE<br>TOTALS * | PRIOR FY YTD<br>DATE<br>TOTALS |
|-------------------------|---|-----------------|------------------|-------------------|-------|-----------------------------|--------------------------------|
| <u>Accounts Payable</u> |   |                 |                  |                   |       |                             |                                |
| 100                     | GENERAL                                 | \$ 119,792.65   | \$ 114,229.66    | \$ 234,022.31     | \$ -  | \$ 22,144,639.26            | \$ 18,940,539.83               |
| 204                     | MEASURE I - RENEWAL                     | \$ 17,053.23    | \$ 12,685.55     | \$ 29,738.78      | \$ -  | \$ 489,782.15               | \$ 239,976.74                  |
| 207                     | LOCAL TRANSPORT-SB 325                  | \$ -            | \$ -             | \$ -              | \$ -  | \$ 967,882.81               | \$ 54,239.18                   |
| 209                     | GAS TAX-RMRA                            | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 210                     | HFPD (PERS)                             | \$ -            | \$ -             | \$ -              | \$ -  | \$ 907,316.00               | \$ 1,093,204.87                |
| 251                     | CDBG                                    | \$ -            | \$ -             | \$ -              | \$ -  | \$ 297,186.19               | \$ 319,471.09                  |
| 254                     | AB2766 - TRANSIT                        | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 255                     | AB3229 SUPPLEMENTAL LAW                 | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 256                     | ENVIRONMENTAL PROGRAMS GRANT            | \$ -            | \$ 300.50        | \$ 300.50         | \$ -  | \$ 19,942.75                | \$ 22,818.81                   |
| 262                     | SB 1383 LOCAL ASSISTANCE GRANT          | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ 31,598.69                   |
| 263                     | STREETS MAINTENANCE                     | \$ 62,702.48    | \$ 18,196.68     | \$ 80,899.16      | \$ -  | \$ 1,411,989.68             | \$ 1,277,698.92                |
| 300                     | DEV. IMPACT FEES - STREET               | \$ -            | \$ 78,456.38     | \$ 78,456.38      | \$ -  | \$ 82,056.38                | \$ 31,656.18                   |
| 301                     | DEV. IMPACT FEES - STORM DRAIN          | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ 17,460.50                   |
| 303                     | DEV. IMPACT FEES - POLICE               | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 304                     | DEV. IMPACT FEES - PUBLIC WKS.          | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 306                     | DEV. IMPACT FEES - 2018-STREETS         | \$ -            | \$ 160,116.46    | \$ 160,116.46     | \$ -  | \$ 1,618,505.56             | \$ 2,773,781.41                |
| 312                     | DIF 2018-POLICE FACILITIES              | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ 7,969.11                    |
| 313                     | DIF A-04 DRAINAGE                       | \$ -            | \$ -             | \$ -              | \$ -  | \$ 317,748.35               | \$ 6,270.00                    |
| 402                     | WATER RIGHTS ACQUISITION                | \$ -            | \$ -             | \$ -              | \$ -  | \$ 1,220,101.69             | \$ 1,094,323.17                |
| 403                     | 2013 REFUNDING LEASE REV BONDS          | \$ -            | \$ -             | \$ -              | \$ -  | \$ 571,151.39               | \$ 657,175.62                  |
| 504                     | CITY WIDE STREETS - CIP                 | \$ -            | \$ 275,620.57    | \$ 275,620.57     | \$ -  | \$ 9,702,170.70             | \$ 7,286,536.52                |
| 509                     | CITY FACILITIES CIP                     | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 800                     | EMPLOYEE BENEFITS                       | \$ 396,846.81   | \$ 28,679.08     | \$ 425,525.89     | \$ -  | \$ 5,622,165.52             | \$ 5,610,699.52                |
| 801                     | TRUST/AGENCY                            | \$ 61,437.50    | \$ 49,829.54     | \$ 111,267.04     | \$ -  | \$ 1,561,169.36             | \$ 1,490,287.80                |
| 802                     | AD 91-1 AGENCY                          | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 804                     | TRUST-INTEREST BEARING                  | \$ -            | \$ 11,575.00     | \$ 11,575.00      | \$ -  | \$ 257,294.00               | \$ 152,440.00                  |
| 807                     | CFD 2005-1                              | \$ -            | \$ 2,155.00      | \$ 2,155.00       | \$ -  | \$ 992,345.30               | \$ 973,357.75                  |
| 808                     | HFPD (TRANSITION)                       | \$ -            | \$ -             | \$ -              | \$ -  | \$ 347,796.19               | \$ 317,384.59                  |
| 815                     | PLAN REVIEW TRUST - FRONTIER            | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ 6,584.08                    |
|                         | <b>CITY</b>                             | \$ 657,832.67   | \$ 751,844.42    | \$ 1,409,677.09   | \$ -  | \$ 48,531,243.28            | \$ 42,405,474.38               |
| 163                     | REDEVELOP OBLIG RETIREMENT-2018         | \$ -            | \$ -             | \$ -              | \$ -  | \$ 8,085,433.89             | \$ 7,746,169.98                |
|                         | <b>SUCCESSOR AGENCY</b>                 | \$ -            | \$ -             | \$ -              | \$ -  | \$ 8,085,433.89             | \$ 7,746,169.98                |
| 370                     | HOUSING AUTHORITY                       | \$ -            | \$ 445.50        | \$ 445.50         | \$ -  | \$ 22,357.39                | \$ 33,936.56                   |
|                         | <b>HOUSING AUTHORITY</b>                | \$ -            | \$ 445.50        | \$ 445.50         | \$ -  | \$ 22,357.39                | \$ 33,936.56                   |
| 170                     | COMMUNITY DEVELOPMENT COMMISSION        | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
|                         | <b>COMMUNITY DEVELOPMENT COMMISSION</b> | \$ -            | \$ -             | \$ -              | \$ -  | \$ -                        | \$ -                           |
| 700                     | WATER OPERATING                         | \$ 269,025.07   | \$ 186,079.55    | \$ 455,104.62     | \$ -  | \$ 7,346,708.26             | \$ 5,369,063.54                |
| 701                     | WATER CAPITAL                           | \$ -            | \$ -             | \$ -              | \$ -  | \$ 320,389.00               | \$ 31,009.00                   |
| 710                     | SEWER OPERATING                         | \$ 32,417.10    | \$ 4,316.05      | \$ 36,733.15      | \$ -  | \$ 4,143,771.90             | \$ 3,354,322.26                |
| 711                     | SEWER CAPITAL                           | \$ -            | \$ 49,525.00     | \$ 49,525.00      | \$ -  | \$ 1,249,376.35             | \$ 238,910.57                  |
| 720                     | RECLAIMED WATER OPERATIONS              | \$ 127.44       | \$ 602.40        | \$ 729.84         | \$ -  | \$ 271,445.92               | \$ 254,859.04                  |
|                         | <b>WATER</b>                            | \$ 301,569.61   | \$ 240,523.00    | \$ 542,092.61     | \$ -  | \$ 13,331,691.43            | \$ 9,248,164.41                |
|                         | <b>ACCOUNTS PAYABLE TOTAL</b>           | \$ 959,402.28   | \$ 992,812.92    | \$ 1,952,215.20   | \$ -  | \$ 69,970,725.99            | \$ 59,433,745.33               |
| <u>REG. PAYROLL</u>     |   |                 |                  |                   |       |                             |                                |
|                         | City                                    | \$ 313,705.97   | \$ -             | \$ 313,705.97     | \$ -  | \$ 5,088,897.05             | \$ 4,683,639.13                |
|                         | Housing Authority                       | \$ 190.52       | \$ -             | \$ 190.52         | \$ -  | \$ 3,291.84                 | \$ 3,085.42                    |
|                         | Water                                   | \$ 122,549.41   | \$ -             | \$ 122,549.41     | \$ -  | \$ 2,141,213.94             | \$ 1,916,693.56                |
|                         | <b>PAYROLL TOTAL</b>                    | \$ 436,445.90   | \$ -             | \$ 436,445.90     | \$ -  | \$ 7,233,402.83             | \$ 6,603,418.11                |

# City of Hesperia

## STAFF REPORT



**DATE:** March 19, 2024

**TO:** Mayor and Council Members  
City Council, Serving as Successor Agency to the Hesperia  
Community Redevelopment Agency  
Chair and Commissioners, Hesperia Housing Authority  
Chair and Commissioners, Community Development Commission  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Casey Brooksher, Assistant City Manager  
Anne Duke, Deputy Finance Director  
Cristina Hall, Accountant

**SUBJECT:** Treasurer's Cash Report for the unaudited period ended January 31, 2024.

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### RECOMMENDED ACTION

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

### BACKGROUND

This report is presented to the City Council pursuant to Government Code Section 53646 (b) setting forth the City's investment portfolio.

### ISSUES/ANALYSIS

The Treasurer's Cash Reports are presented on the following pages for each agency.

### FISCAL IMPACT

These reports reflect unaudited cash balances as of January 31, 2024.

### ALTERNATIVE(S)

Provide alternative direction to staff.

### ATTACHMENT(S)

1. City of Hesperia Investment Report
2. Successor Agency to the Hesperia Community Redevelopment Agency Investment Report
3. Hesperia Housing Authority Investment Report
4. Community Development Commission Investment Report
5. Hesperia Water District Investment Report

## **CITY OF HESPERIA**

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| <b><u>FUND</u></b>                          | <b><u>VALUE</u></b>            |
|---|--------------------------------|
| General Fund (100 & 800)                    | 24,687,646.79                  |
| Pension Obligation Trust (105)              | 78,394.88                      |
| OPEB Trust (106)                            | -                              |
| HFPD (PERS) (210)                           | 1,678,935.22                   |
| AB27666 - Transit (254)                     | 24,914.82                      |
| AB3229 Supplemental Law (255)               | 334,082.46                     |
| AD No. 91-1 (802)                           | 388,110.99                     |
| Beverage Recycling Grant (256)              | 255,747.60                     |
| CFD 2005-1 (807)                            | 1,700,447.17                   |
| HFPD Transition (808)                       | -                              |
| City Wide-Capital Projects (504)            | (13,162,054.69)                |
| Community Dev Block Grant (251, 252, & 253) | 3,277,960.92                   |
| American Rescue Plan Grant (261)            | 24,334,095.21                  |
| SB 1383 Local Assistance Grant (262)        | 107,414.59                     |
| Development Impact Fund (300-304)           | 5,253,106.94                   |
| Development Impact Fund 2018 (306-312)      | 21,374,287.68                  |
| Development Impact Fund A-04 Drainage (313) | 1,326,803.15                   |
| Disaster (260)                              | 46,022.88                      |
| Gas Tax Fund (205)                          | 1,776,677.97                   |
| Gas Tax - RMRA (209)                        | 6,250,670.84                   |
| Gas Tax Swap (206)                          | 1,423,931.72                   |
| Local Transportation SB325 (207)            | 1,824,833.51                   |
| Measure I - Renewal (204)                   | 11,353,497.63                  |
| Public Works Street Maint (263)             | 864,329.09                     |
| Public Art (230)                            | 254,433.66                     |
| Trust Fund (801, 803-806, & 815)            | 1,117,671.80                   |
| 2012 Water Rights Acquisition (402)         | 572,710.22                     |
| 2013 Refunding Lease Rev Bonds (403)        | -                              |
| 2023 Refunding Lease Rev Bonds (404)        | 1,548,312.43                   |
| <b>TOTAL CITY FUNDS</b>                     | <b><u>\$ 98,692,985.48</u></b> |

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**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**

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| <u>FUND</u>            | <u>VALUE</u>           |
|------------------------|------------------------|
| RORF Retention - (163) | \$ <u>3,287,433.65</u> |

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**HESPERIA HOUSING AUTHORITY**

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| <u>FUND</u>                           | <u>VALUE</u>                  |
|---------------------------------------|-------------------------------|
| Hesperia Housing Authority Fund (370) | \$ 4,147,500.38               |
| VVEDA Housing Authority (371)         | 1,903,415.93                  |
| <b>TOTAL HOUSING AUTHORITY FUNDS</b>  | <b>\$ <u>6,050,916.31</u></b> |

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**COMMUNITY DEVELOPMENT COMMISSION**

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| <u>FUND</u>                                 | <u>VALUE</u>        |
|---|---------------------|
| Community Development Commission Fund (170) | \$ <u>96,981.12</u> |

## **WATER**

---

| <b><u>FUND</u></b>                    | <b><u>VALUE</u></b>                   |
|---------------------------------------|---------------------------------------|
| Water Operating (700)                 | \$ 18,249,162.75                      |
| Water Capital (701)                   | 913,194.94                            |
| Water Capital Rehab and Replace (703) | 2,780,708.28                          |
| Water Contamination Mitigation (704)  | 2,601,999.16                          |
| Sewer Operating (710)                 | 14,119,855.57                         |
| Sewer Capital (711)                   | 2,483,228.27                          |
| Sewer Capital Rehab and Replace (713) | 783,034.50                            |
| Reclaimed Water Operations (720)      | 17,246.03                             |
| <b>TOTAL WATER FUNDS</b>              | <b><u><u>\$ 41,948,429.50</u></u></b> |

*City of Hesperia*  
**Investment Report**  
**Unaudited**

ATTACHMENT 1

January 31, 2024

| <u>Type of Investment</u>  | <u>Institution/<br/>Fiscal Agent</u> | <u>Interest<br/>Rate</u> | <u>Date of<br/>Purchase</u> | <u>Date of<br/>Maturity</u> | <u>Par Value<br/>at Maturity</u> | <u>Book<br/>Value</u>   | <u>Market<br/>Value</u> | <u>Account<br/>Description</u> |
|--|--------------------------------------|--------------------------|-----------------------------|-----------------------------|----------------------------------|-------------------------|-------------------------|--------------------------------|
| <b>Investments under the direction of the City:</b>                |                                      |                          |                             |                             |                                  |                         |                         |                                |
| Local Agency Investment Funds                                      | State of Calif.                      | 4.012%                   | 31-Jan-24                   | Demand                      | \$ 96,472,282.26                 | 96,472,282.26           | 96,472,282.26           |                                |
| Local Bank Checking Accounts                                       | U.S. Bank                            | n/a                      | 31-Jan-24                   | Demand                      | 2,220,703.22                     | 2,220,703.22            | 2,220,703.22            |                                |
| <b>Total Unaudited Investments under the direction of the City</b> |                                      |                          |                             |                             | <b>\$ 98,692,985.48</b>          | <b>\$ 98,692,985.48</b> | <b>\$ 98,692,985.48</b> |                                |

**Investments under the direction of fiscal agents:**

|   |                |        |           |        |                        |                        |                        |   |
|---|----------------|--------|-----------|--------|------------------------|------------------------|------------------------|---|
| 2012 Lease Revenue Bonds  | US Bank        | 0.429% | 31-Jan-24 | Demand | 983.45                 | 983.45                 | 983.45                 | 2012 - Water Rights Revenue Fund                |
| 2012 Lease Revenue Bonds  | US Bank        | 0.446% | 31-Jan-24 | Demand | 62,060.74              | 62,060.74              | 62,060.74              | 2012 - Water Rights Interest Fund               |
| 2012 Lease Revenue Bonds  | US Bank        | 0.445% | 31-Jan-24 | Demand | 1,477,967.64           | 1,477,967.64           | 1,477,967.64           | 2012 - Water Rights Reserve Fund                |
| 2012 Lease Revenue Bonds  | US Bank        | 0.445% | 31-Jan-24 | Demand | 985.85                 | 985.85                 | 985.85                 | 2012 - Water Rights Surplus Revenue Fund        |
| 2014 CFD 2005-1 Refunding   | US Bank        | 0.445% | 31-Jan-24 | Demand | 37,183.06              | 37,183.06              | 37,183.06              | 2014 CFD 05-1 - Special Tax Fund                |
| 2014 CFD 2005-1 Refunding   | US Bank        | 0.758% | 31-Jan-24 | Demand | 1.33                   | 1.33                   | 1.33                   | 2014 CFD 05-1 - Bond Fund                       |
| 2014 CFD 2005-1 Refunding   | US Bank        | 0.445% | 31-Jan-24 | Demand | 1,459,831.32           | 1,459,831.32           | 1,459,831.32           | 2014 CFD 05-1 - Reserve Fund                    |
| 2014 CFD 2005-1 Refunding   | US Bank        | 0.445% | 31-Jan-24 | Demand | 25,467.89              | 25,467.89              | 25,467.89              | 2014 CFD 05-1 Administrative Expense Bonds      |
| 2023 Refunding Lease Revenue Bonds                                      | US Bank        | 0.408% | 31-Jan-24 | Demand | 179.80                 | 179.80                 | 179.80                 | 2023 Refunding Lease Revenue Bonds Revenue Fund |
| 2023 Refunding Lease Revenue Bonds                                      | US Bank        | 0.278% | 31-Jan-24 | Demand | 13,965.23              | 13,965.23              | 13,965.23              | 2023 Refunding Lease Revenue Interest Funds     |
| Deposits - Workers' Comp  | PERMA          | n/a    | 31-Jan-24 | n/a    | 706,439.07             | 706,439.07             | 706,439.07             | GL 1352   |
| Sully Miller Retention - Ranchero                                       | US Bank        | 0.000% | 31-Jan-24 | n/a    | 1.08                   | 1.08                   | 1.08                   | Ranchero Road - Escrow Account                  |
| City of Hesperia Stabalized Trust                                       | Charles Schwab | n/a    | 31-Jan-24 | n/a    | 3,646,240.95           | 3,646,240.95           | 3,646,240.95           | City Pension                                    |
| City of Hesperia OPEB Trust   | Charles Schwab | n/a    | 31-Jan-24 | n/a    | 643,446.00             | 643,446.00             | 643,446.00             | City OPEB                                       |
| Hesperia Fire Protection PST  | Charles Schwab | n/a    | 31-Jan-24 | n/a    | 1,286,577.10           | 1,286,577.10           | 1,286,577.10           | Fire Pension                                    |
| City of Hesperia Settlement Escrow Account                              | US Bank        | 0.000% | 31-Jan-24 | n/a    | 300,014.18             | 300,014.18             | 300,014.18             | Settlement Escrow Account                       |
| <b>Total Unaudited Investments under the direction of fiscal agents</b> |                |        |           |        | <b>\$ 9,661,344.69</b> | <b>\$ 9,661,344.69</b> | <b>\$ 9,661,344.69</b> |   |

**Please Note: All market value data is provided courtesy of the City's fiscal agent, US Bank.**

**I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.**

\* Note: 2005 Certificates of Participation began in May 2005 for the financing of the Civic Plaza.

  
Nichole Sheppard, Senior Accountant

# Investment Report

## Unaudited

January 31, 2024

| Type of Investment   | Issuer/<br>Institution | Interest<br>Rate | Date of<br>Purchase | Date of<br>Maturity | Par Value<br>at Maturity | Book<br>Value          | Market<br>Value        | Account<br>Description |
|--|------------------------|------------------|---------------------|---------------------|--------------------------|------------------------|------------------------|------------------------|
| <b>Investments under the direction of the City:</b>                |                        |                  |                     |                     |                          |                        |                        |                        |
| Local Agency Investment Funds                                      | State of Calif.        | 4.012%           | 31-Jan-24           | Demand              | \$ 3,213,462.69          | \$ 3,213,462.69        | 3,213,462.69           |                        |
| Local Bank Checking Accounts                                       | U.S. Bank              | n/a              | 31-Jan-24           | Demand              | 73,970.96                | 73,970.96              | 73,970.96              |                        |
| <b>Total Unaudited Investments under the direction of the City</b> |                        |                  |                     |                     | <b>\$ 3,287,433.65</b>   | <b>\$ 3,287,433.65</b> | <b>\$ 3,287,433.65</b> |                        |

### Investments under the direction of fiscal agents:

|   |         |        |           |        |                     |                     |                     |                                      |
|---|---------|--------|-----------|--------|---------------------|---------------------|---------------------|--------------------------------------|
| 2018 Refunding Bonds  | US Bank | 0.475% | 31-Jan-24 | Demand | 12.63               | 12.63               | 12.63               | 2018A & 2018B - Debt Service Account |
| 2018 Refunding Bonds  | US Bank | 0.444% | 31-Jan-24 | Demand | 10,240.35           | 10,240.35           | 10,240.35           | 2018A & 2018B - Interest Account     |
| 2018 Refunding Bonds  | US Bank | 0.000% | 31-Jan-24 | Demand | 1.00                | 1.00                | 1.00                | 2018A & 2018B - Reserve Account      |
| <b>Total Unaudited Investments under the direction of fiscal agents</b> |         |        |           |        | <b>\$ 10,253.98</b> | <b>\$ 10,253.98</b> | <b>\$ 10,253.98</b> |                                      |

**Please Note: All market value data is provided courtesy of the City's fiscal agent US Bank.  
The 2018 Refunding Bonds are supported by a \$9,799,443.76 bond insurance policy.**

**I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.**



Nichole Sheppard, Senior Accountant

\* Note: The 2005 and 2007 Series Bonds were refinanced to 2018 Series Bonds in November 2018.



*Hesperia Housing Authority*  
**Investment Report**  
**Unaudited**

ATTACHMENT 3

January 31, 2024

| <u>Type of Investment</u>  | <u>Issuer/<br/>Institution</u> | <u>Interest<br/>Rate</u> | <u>Date of<br/>Purchase</u> | <u>Date of<br/>Maturity</u> | <u>Par Value<br/>at Maturity</u> | <u>Book<br/>Value</u>  | <u>Market<br/>Value</u> |
|--|--------------------------------|--------------------------|-----------------------------|-----------------------------|----------------------------------|------------------------|-------------------------|
| <b>Investments under the direction of the City:</b>                |                                |                          |                             |                             |                                  |                        |                         |
| Local Agency Investment Funds                                      | State of California            | 4.012%                   | 31-Jan-24                   | Demand                      | \$ 5,914,763.88                  | 5,914,763.88           | 5,914,763.88            |
| Local Bank Checking Accounts                                       | U.S. Bank                      | n/a                      | 31-Jan-24                   | Demand                      | 136,152.43                       | 136,152.43             | 136,152.43              |
| <b>Total Unaudited Investments under the direction of the City</b> |                                |                          |                             |                             | <b>\$ 6,050,916.31</b>           | <b>\$ 6,050,916.31</b> | <b>\$ 6,050,916.31</b>  |

*I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.*

  
Nichole Sheppard, Senior Accountant

## Investment Report

### Unaudited

January 31, 2024

| <u>Type of Investment</u>  | <u>Issuer/<br/>Institution</u> | <u>Interest<br/>Rate</u> | <u>Date of<br/>Purchase</u> | <u>Date of<br/>Maturity</u> | <u>Par Value<br/>at Maturity</u> | <u>Book<br/>Value</u> | <u>Market<br/>Value</u> |
|--|--------------------------------|--------------------------|-----------------------------|-----------------------------|----------------------------------|-----------------------|-------------------------|
| <b>Investments under the direction of the City:</b>                |                                |                          |                             |                             |                                  |                       |                         |
| Local Agency Investment Funds                                      | State of California            | 4.012%                   | 31-Jan-24                   | Demand                      | \$ 94,798.94                     | 94,798.94             | 94,798.94               |
| Local Bank Checking Accounts                                       | U.S. Bank                      | n/a                      | 31-Jan-24                   | Demand                      | 2,182.18                         | 2,182.18              | 2,182.18                |
| <b>Total Unaudited Investments under the direction of the City</b> |                                |                          |                             |                             | <b>\$ 96,981.12</b>              | <b>\$ 96,981.12</b>   | <b>\$ 96,981.12</b>     |

***I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.***

  
Nichole Sheppard, Senior Accountant

# Hesperia Water District Investment Report Unaudited

ATTACHMENT 5

January 31, 2024

| <u>Type of Investment</u> | <u>Issuer/<br/>Institution</u> | <u>Interest<br/>Rate</u> | <u>Date of<br/>Purchase</u> | <u>Date of<br/>Maturity</u> | <u>Par Value<br/>at Maturity</u> | <u>Book<br/>Value</u> | <u>Market<br/>Value</u> | <u>Account<br/>Description</u> |
|---------------------------|--------------------------------|--------------------------|-----------------------------|-----------------------------|----------------------------------|-----------------------|-------------------------|--------------------------------|
|---------------------------|--------------------------------|--------------------------|-----------------------------|-----------------------------|----------------------------------|-----------------------|-------------------------|--------------------------------|

**Investments under the direction of the City:**

|  |                     |        |           |        |                         |                         |                         |  |
|--|---------------------|--------|-----------|--------|-------------------------|-------------------------|-------------------------|--|
| Local Agency Investment Funds                                      | State of California | 4.012% | 31-Jan-24 | Demand | \$ 41,004,542.64        | 41,004,542.64           | 41,004,542.64           |  |
| Local Bank Checking Accounts                                       | U.S. Bank           | n/a    | 31-Jan-24 | Demand | 943,886.86              | 943,886.86              | 943,886.86              |  |
| <b>Total Unaudited Investments under the direction of the City</b> |                     |        |           |        | <b>\$ 41,948,429.50</b> | <b>\$ 41,948,429.50</b> | <b>\$ 41,948,429.50</b> |  |

**Investments under the direction of fiscal agents:**

|   |       |     |           |     |                        |                        |                        |         |
|---|-------|-----|-----------|-----|------------------------|------------------------|------------------------|---------|
| Deposits - Workers' Comp  | PERMA | n/a | 31-Jan-24 | n/a | 1,222,852.54           | 1,222,852.54           | 1,222,852.54           | GL 1352 |
| <b>Total Unaudited Investments under the direction of fiscal agents</b> |       |     |           |     | <b>\$ 1,222,852.54</b> | <b>\$ 1,222,852.54</b> | <b>\$ 1,222,852.54</b> |         |

Please Note: All market value data is provided courtesy of the City's fiscal agent, US Bank.

*I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.*

  
 Nichole Sheppard, Senior Accountant

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# City of Hesperia STAFF REPORT



**DATE:** March 19, 2024  
**TO:** Mayor and Council Members  
**FROM:** Rachel Molina, City Manager  
**BY:** Pam K. Lee, City Attorney  
**SUBJECT:** NuLevel Partners, Inc. Settlement Agreement

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## RECOMMENDED ACTION

It is recommended that the City Council approve the attached settlement agreement in the pending litigation matter *NuLevel Partners, Inc. v. City of Hesperia* (SBSC Case No. CIVSB2133905) regarding the development of approximately 35 acres of vacant land located along the south side of Mojave Street between Topaz Avenue and Tamarisk Avenue (APN 0405-261-77-0000 (the Property)).

## BACKGROUND

October 5, 2016, the City Development Review Committee conditionally approved tentative tract map 15868 and parcel map 19780 ("TTM 15868" and "TTM 19780") for a residential development project involving the construction of 185 single-family homes at the Property ("Project"). TTM 15868 was approved for three phases of final map submittal in accordance with the Subdivision Map Act (California Government Code § 66410 et seq.). TTM 19780 is the parcel map tied to/connected with TTM 15868 for each phase of development of the Project.

On or about March 25, 2020, the developer/applicant submitted an application for its Phase 2 Final Map for recordation. City staff provided comments on or about June 18, 2020. Thereafter, AB 1561 extended the timeline on housing entitlements, including tentative tract maps, issued prior to and in effect as of March 4, 2020 and expiring prior to December 31, 2021 by another 18 months. Thus, TTM 15868 would expire on September 25, 2021. Following the City's notification that TTM 15868 would expire on September 25, 2021, the developer submitted documents requested by the City to address any alleged corrections to the TTM 15868 Phase 2 final map submittal ("Phase 2 Final Map Submittal"). The developer also submitted its Phase 3 Final Map submittal ("Phase 3 Final Map Submittal") before September 25, 2021. The City alleged that the Phase 2 and 3 Final Map Submittals were incomplete, which the developer disputed. Thus, on or about October 18, 2021, the City notified Nulevel that tentative TTM 15868 expired on September 25, 2021. The developer then filed a lawsuit regarding TTM 15868.

After several months of settlement discussions, the City and the developer have come to an agreement regarding TTM 15868 and a settlement of the pending litigation.

## ISSUES/ANALYSIS

The proposed Settlement Agreement, attached hereto as Attachment 1, provides that the developer will be permitted to submit all required documents pertaining to the phase 3 final map

of TTM 15868 as soon as reasonably possible for review, approval, and recordation, which is anticipated to occur within the next six (6) months.

Upon the recordation of the phase 3 final map, TTM 15868 will be extended for a period not to exceed 48 months from the date of recordation, pursuant to Government Code section 664552.6(a). TTM 19780 will also be extended and terminate concurrently with TTM 15868. The developer will also be afforded the opportunity to complete and submit applications for phase 1 and phase 2 final maps of TTM 15868, in accordance with the conditions set forth in TTM 15868, the City's Municipal Code, the Subdivision Map Act, and any other applicable law.

Furthermore, any construction of infrastructure improvements for the Project, including but not limited to the A-04 drainage improvements, will be credited against any development impact fees owed by the developer to the City.

Within thirty (30) days after the City provides written confirmation that the phase 3 final map of TTM 15868 has been recorded, and TTM 15868 and TTM 19780 have been extended in accordance with the settlement agreement, the developer will file a Request for/Notice of Dismissal of the pending litigation.

## **ENVIRONMENTAL REVIEW**

The Project already completed an environmental review and a Negative Declaration was prepared and adopted as part of the original Project. No proposed changes to the original Project are contemplated, so the approved Negative Declaration is still applicable.

## **FISCAL IMPACT**

There are no fiscal impacts identified with this action.

## **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

## **ATTACHMENT(S)**

1. Settlement Agreement and General Release

## SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is entered into as of \_\_\_\_\_, 2024 ("Effective Date"), by and between NULEVEL PARTNERS, INC., a California Corporation, as Trustee for the 185 Mojave Trust, (hereinafter "Nulevel") and the CITY OF HESPERIA, a public entity and its Related Persons and Entities (hereinafter "City"). Nulevel and City collectively are referred to herein as the "Parties," and each singularly is referred to as a "Party."

### RECITALS

**WHEREAS**, Nulevel possesses, and has possessed at all relevant times herein, the real property located along the south side of Mojave Street between Topaz Avenue and Tamarisk Avenue in the City of Hesperia, CA 92345, comprised of approximately 35 acres of vacant land and further identified as Assessor's Parcel Number 0405-261-77-0000 (the "Property");

**WHEREAS**, on or about October 5, 2016, the City Development Review Committee conditionally approved tentative tract map 15868 and parcel map 19780 ("TTM 15868" and "TTM 19780") for a residential development project involving the construction of one hundred and eighty-five (185) single-family homes at the Property ("Project"). TTM 15868 was approved for three phases of final map submittal in accordance with the Subdivision Map Act (California Government Code § 66410 et seq.) ("SMA"). TTM 19780 is the parcel map tied to/connected with TTM 15868 for each phase of development of Nulevel's intended Project;

**WHEREAS**, following conversation(s) with City staff from its Engineering Department, Nulevel intended to submit its final map application for Phase 2 first for TTM 15868 ("Phase 2 Final Map"). On or about March 25, 2020, Nulevel submitted an application for its Phase 2 Final Map for recordation on March 25, 2020 for TTM 15868 paying \$51,957.07 in fees pursuant to the invoice attached hereto as **Exhibit A** which were accepted by the City ("Phase 2 Payment"). The City staff provided comments on or about June 18, 2020;

**WHEREAS**, as part of its June 2020 comments on the Phase 2 Final Map Submittal, City Staff advised Nulevel that development and construction should begin with TTM 15868 phase 3 rather than Phase 2. Nulevel began working on its Phase 3 Final Map submittal;

**WHEREAS**, the California state legislature adopted Assembly Bill 1561 on September 28, 2020, with an effective date of January 1, 2021 ("AB 1561"), extending the timeline on housing entitlements, including tentative tract maps, issued prior to and in effect as of March 4, 2020 and expiring prior to December 31, 2021 by another 18 months. The Parties agree that AB 1561 extended TTM 15868 expiration date and TTM 19780;

**WHEREAS**, following the City's notification that TTM 15868 would expire on September 25, 2021, Nulevel submitted documents (prior to the City deadline) requested by the City to address any alleged corrections to the TTM 15868 Phase 2 final map

submittal ("Phase 2 Final Map Submittal"). Nulevel also submitted its Phase 3 Final Map submittal ("Phase 3 Final Map Submittal") before September 25, 2021. The City alleges that the Phase 2 and 3 Final Map Submittals were incomplete, which Nulevel disputes;

**WHEREAS**, on or about October 18, 2021, the City notified Nulevel that tentative tract map 15868 ("TTM 15868") expired on September 25, 2021, a claim which Nulevel disputes;

**WHEREAS**, on or about December 21, 2021, Nulevel filed the Action (as defined below) for a petition for writ of mandate/mandamus and complaint for inverse condemnation and declaratory relief in the California Superior Court, County of San Bernardino, against the City, the City's Planning and Engineering Division, the City Engineer, and the City's Building and Safety Division, specifically numbered as Case No. CIVSB2133905. As of the Effective Date, only the City remains as a defendant in the Action;

**WHEREAS**, on or about March 20, 2023, Nulevel submitted a preliminary application for housing development project pursuant to California Government Code section 65941.1 (the "Preliminary Application") in the interest of developing the Property. The Preliminary Application included a proposal for the construction of two-hundred and twenty-six (226) single-family residential homes. On or about September 12, 2023, the Parties entered into a tolling agreement regarding the Preliminary Application ("Tolling Agreement") in an effort to settle the Action;

**WHEREAS**, in the interest of avoiding the risk and expense of further litigation in the Action, as well as refile development applications in accordance with the Preliminary Application, the Parties now wish to resolve the Claims pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree as follows:

## **AGREEMENT**

### **1. DEFINITIONS.**

- a. "Action" shall mean and refer to *Nulevel Partners, Inc. v. The City of Hesperia* (San Bernardino County Superior Court Case No. CIVDS2133905).
- b. "City" shall mean the City of Hesperia, a public entity and its related persons and entities acting on its behalf. The term "City" explicitly includes the City's Council.
- c. "Claims" shall mean any and all actual, intended, or potential claims, actions, causes of action, complaints, rights, demands, disputes, suits, controversies, defenses, and/or any other statutory, common law, or equitable theory and cause of action of any kind by the Parties arising from, related to, or in any way connected with the Action. The term "Claims"



specifically includes any defenses or claims that the 180-day time limit for Nulevel to submit an application substantially related to the Preliminary Application pursuant to California Government Code section 65941.1 has expired.

- d. "A-04 Drainage Fee" shall mean the fees and/or charges adopted by the City for the impact from the A-04 storm drain program developed by the City;
- e. "Nulevel" shall mean Nulevel Partners, Inc., a California Corporation, as Trustee for the 185 Mojave Trust, and persons and/or entities acting on its behalf.
- f. "Related Persons and Entities" shall mean any and all past, present and future parent companies, sister companies, divisions, subsidiaries, affiliates, partners, partnerships, limited liability partnerships, corporations, limited liability companies, business entities, associations, predecessors, predecessors-in-interest, successors, successors-in-interest, personal guarantors, owners, stockholders, directors, officers, employees, insurers, lenders, mortgage holders, assigns, assignors, assignees, conservators, joint ventures, representatives, and agents that are related in any way to the Parties or any entities controlled by, under common control with, or controlling the Parties.
- g. "TTM 15868" shall mean Tentative Tract Map 15868, as October 5, 2016, conditionally approved by the City's Development Review Committee on October 5, 2016, to develop the Project.
- h. "TTM 19780" shall mean and refer to the financial/parcel map tied to TTM 15868 for each phase of development of Nulevel's intended project involving the construction of one hundred and eighty-five (185) single-family homes at the Property.
- i. "Project" shall mean that certain residential development project involving the construction of one hundred and eighty-five (185) single-family homes at the Property ("Project") in accordance with TTM 15868.
- j. "Fee Credit" shall have the meaning as set forth in Section 5 of this Agreement.
- k. "Litigation Extension" shall have the meaning as set forth in Section 3(a) of this Agreement.
- l. "Phase 3 Extension" shall have the meaning as set forth in in Section 3(b) of this Agreement.

## **2. RECORDATION OF PHASE 3 FINAL MAP.**

- a. The Parties acknowledge and agree that Nulevel's Phase 3 Final Map Submittal, which shall consist of all relevant documents required by the City

as provided in the conditions of approval of TTM 15868 and outlined below, constitutes a substantially compliant final map submittal and timely filing in accordance with TTM 15868's conditions, the City's municipal code, and the SMA. The Parties agree and shall complete the recordation of the Phase 3 Final Map in accordance with the Phase 3 Final Map Submittal. The Parties shall work expeditiously and in good faith to complete and prepare any reasonably necessary changes to Phase 3 Final Map Submittal in order to record the Phase 3 Final Map as soon as possible. The Parties acknowledge that such changes to the Phase 3 Final Map Submittal constitute the City's ministerial processing of the Phase 3 Final Map recordation in accordance with applicable laws.

- b. The Parties hereby anticipate addressing the following items to complete the Phase 3 Final Map recordation:
  - i. Letter/Label correction on TTM 15868;
  - ii. An updated hydrology report;
  - iii. City's acceptance of the TTM 15868 2021 soils report or update thereto;
  - iv. Completion and acceptance of annexations submitted by Nulevel for TTM 15868 to the City, including but not limited to CFD 94-01 and City's lighting and landscaping district; and
  - v. Resolution of the design, scope, and construction of A-04 storm drain issues on the Property. The A-04 storm drain design shall be in accordance with the Phase 3 Final Map Submittal unless otherwise agreed to, in writing, by the Parties.
  - vi. All conditions of approval set forth in TTM 15868 shall remain the same in accordance with state and local law and no other conditions of approval shall be added at this time.
- c. Any and all City fees associated with the Phase 3 Submittal will be based upon fees in place for related development projects to be approved by the City on September 25, 2021. The Parties agree that the fees associated with TTM 15868, Phase 3 Submittal shall in be accordance with **Exhibit B**, attached hereto.

### 3. **EXTENSION OF TTM 15868.**

- a. The Parties agree that TTM 15868 is extended from September 25, 2021, to the date of service of the Notice of the Entry of Dismissal in the Action ("Litigation Extension").
- b. Upon the City's recordation of the Phase 3 Final Map, TTM 15868's timeline shall be further extended from the date of recordation for a period not to exceed 48 months pursuant to Government Code section 66452.6 subdivision (a) (the "Phase 3 Extension"). Should the Litigation Extension and the Phase 3 Extension overlap, the Litigation Extension shall terminate as of the start date

of the City's recordation of the Final Map. The Phase 3 Extension shall become the controlling extension deadline for TTM 15868.

- c. For purposes of determining fees owed by Nulevel regarding TTM 15868, subject to Section 2.c. above, the following shall apply:
  - i. Phase 3 Final Map Submittal: all fees due and owing as of September 25, 2021, minus any fees credited in accordance with Section 3.c.iv., below.
  - ii. Next Phase Final Map Submittal: The fees for the next phase final map submitted by Forge (whether Phase 1 or 2) shall be locked at the City current fee schedule as of the Effective Date herein (for clarity, the schedule revised September 2023, and attached hereto as **Exhibit C**) for twenty four months from the Effective Date, minus any fees credited in accordance with Section 3.c.iv., below.
  - iii. Last Phase Final Map Submittal: The fees for the final phase submittal (whether Phase 1 or 2) shall be based upon the City's fee schedule set at the date of the final phase submittal.
  - iv. The Parties shall work expeditiously and in good faith to agree on the transfer, subtraction, and/or crediting of monies previously paid by Nulevel to the City pursuant the Phase 2 Payment to those due and owing for the Phase 3 Submittal and/or Next Phase Submittal. In no event shall this provision effect the enforceability of the remainder of this Agreement.
- d. In conjunction with the extension agreed upon in this Section 3, TTM 19780 is to be extended and terminate concurrently with TTM 15868.

#### **4. APPROVAL OF THE PHASE 1 FINAL MAP AND THE PHASE 2 FINAL MAP.**

The Parties hereby agree that Nulevel will be afforded the opportunity to complete and submit applications for TTM 15868's Phase 1 and Phase 2 final maps in accordance with the conditions set forth in TTM 15868, the City's Municipal Code, the SMA, this Agreement, and any other applicable law. The Parties agree that TTM 15868 shall be extended upon the recordation of TTM 15868's Phase 1 and/or Phase 2 final map in accordance with applicable laws (including the SMA and City's Municipal Code). Any submittal of a Phase 1 and/or Phase 2 final map shall be treated as its first effective submittal of that application. For clarity, the current tentative trap map extensions as of the Effective Date per the SMA are 48 months from the recording of a phased tentative tract map (Government Code 66452.6, subdivision (a).)

#### **5. DEVELOPMENT IMPACT FEE CREDIT.**

- a. The Parties agree that Nulevel's financial costs related to construction of public infrastructure improvements for Project, including the construction of the A-04 storm drain, shall be credited against and offset any development impact fee owed by Nulevel to the City, including any A-04 Drainage Impact Fee in the form of a fee credit ("Fee Credit"). To the extent there is Fee Credit for a certain public improvement in excess of what Nulevel owed to the City for a particular

development impact fee, such excess Fee Credit will be applied to other development impact fees charged by the City related to the Project/TTM 15868.

- b. The Parties represent and warrant that any such Fee Credit owed by Nulevel to the City shall not be transferable and/or sellable to a third party.

6. **DISMISSAL OF CURRENT ACTION, PRELIMINARY APPLICATION AND NOTICE.**

- a. Within fifteen (15) days of the Effective Date, Nulevel shall file a notice of conditional settlement in the Action.
- b. Within thirty (30) days after the City provides written confirmation that (1) the Phase 3 Final Map has been recorded, and (2) TTM 15868 and TTM 19780 have been extended in accordance with this Agreement, Nulevel shall file a Notice of Dismissal of the Action. Following receipt of court's entry of dismissal, Nulevel shall immediately prepare, file, and serve a Notice of Entry of Dismissal in the Action.
- c. The Parties agree that the Tolling Agreement shall terminate and Nulevel shall forever relinquish its rights to file an application with the City related to the Preliminary Application upon Nulevel's filing and service of the Notice of Entry of Dismissal in the Action.
- d. Each Party shall bear its own costs and fees related to the Action.

7. **MUTUAL NON-DISPARAGEMENT.** The Parties agree that neither Party shall make disparaging, demeaning or negative remarks about the other to any third party. Nothing in this Agreement shall be construed as prohibiting the provision of information by either Party in connection with a subpoena or other legal process, including with respect to the enforcement of rights set forth herein.

8. **GENERAL RELEASE.**

- a. Nulevel releases and forever discharges City and its respective predecessors, heirs, successors, and assigns, and their respective agents, representatives, employees, beneficiaries, attorneys, servants, administrators, executors, and spouses, and each of them, from any and all claims, debts, liabilities, demands, obligations, promises, actions, agreements, costs, damages, actions, and causes of action arising out of or relating to the Action.
- b. The City and its respective successors and assigns release and forever discharge Nulevel and its respective predecessors, heirs, successors, and assigns, subsidiaries, affiliates, commonly controlled entities, companies, enterprises, ventures, projects, and their respective agents, representatives, employees, beneficiaries, attorneys, servants, administrators, executors, and spouses and each of them, from any and all claims, debts, liabilities, demands, obligations, promises, actions, agreements, costs, damages, actions, and causes of action arising out of or relating to the Action.

- c. Notwithstanding the foregoing, neither Party waives or releases, and this Agreement shall not affect, any claims or rights that may arise after the date of this Agreement, that arise out of or in connection with the interpretation of enforcement of the Agreement itself, or that (whether specified or not) cannot be waived as a matter of law pursuant to federal, state or local statute.

9. **SUCCESSORS AND ASSIGNS.** The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties. Nothing in this Agreement is intended to confer upon any other person or persons any rights, benefits or remedies of any nature whatsoever. No person or entity shall be considered a third-party beneficiary of, or otherwise entitled to any rights or remedies under this Agreement, except with respect to the releases expressly provided for herein.

10. **ENTIRE AGREEMENT.** This Agreement constitutes and contains the entire agreement and understanding concerning the subject matters addressed herein between the Parties, and supersedes and replaces all prior negotiations and all agreements proposed or otherwise, whether written or oral, concerning the subject matter hereof. This is an integrated document.

11. **PARTIAL INVALIDITY.** If any provision of this Agreement, or any application thereof, is held invalid, the invalidity shall not affect other provisions or applications of the Agreement which can be given effect without the invalid provision(s) or application(s) and to this end the provisions of this Agreement, and each of them, are declared to be severable.

12. **APPLICABLE LAW/COOPERATIVE DRAFTING.** This Agreement has been executed and delivered within the State of California, and the rights and obligations of the Parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of California, without regard to principles of conflicts of laws. All Parties shall be deemed to have participated in drafting this Agreement, and it shall not be construed against any of them.

13. **ATTORNEYS' FEES.** Should any party to this Agreement commence any legal action or proceeding against the other, with regard to this Agreement, the prevailing party shall be entitled to reasonable expenses resulting from the legal action or proceeding, including, but not limited to, reasonable attorneys' fees and costs.

14. **FURTHER ASSURANCES.** Each party agrees to execute such other and further documents and instruments as may be necessary or proper in order to consummate the transaction contemplated by this Agreement.

15. **EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed an original and all of which shall constitute together one and the same instrument, and shall be effective upon execution by all the Parties.

16. **WAIVER OF CALIFORNIA CIVIL CODE SECTION 1542.** The Parties further acknowledge that they have been advised of the existence of Section 1542 of the California Civil Code, which provides:

**A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.**

Notwithstanding such provision, this Agreement shall constitute a full release of the Released Claims in accordance with its terms. The Parties knowingly and voluntarily waive and relinquish all rights and benefits afforded by the provisions of Section 1542, as well as any other statute, law, or rule of similar effect.

17. **AMENDMENT.** This Agreement may not be amended, modified, or terminated, in whole or in part, except by an instrument in writing duly executed by Nulevel and the City or their authorized representatives.

18. **WAIVER.** Any waiver of any term of this Agreement must be in writing and signed by the party waiving its rights hereunder. Conduct that is arguably or actually inconsistent with rights granted under this Agreement shall not constitute a waiver unless an intent to waive rights under this Agreement is clearly expressed in writing as required by this Section. The waiver of any term or condition contained in this Agreement shall not be construed as a waiver of any other term or condition contained in this Agreement.

19. **NOTICES.** Any notice appropriate or required to be given hereunder to the Parties shall be by email and U.S. Mail, or, in the alternative, at the option of the sender, by messenger and shall be to the following addresses, or such other address as is subsequently noticed in writing to.

**To: The City of Hesperia**

Attn: City Manager  
9700 Seventh Avenue  
Hesperia, CA 92345

**Copy: The City of Hesperia's Counsel:**

[Plee@awattorneys.com](mailto:Plee@awattorneys.com)

Pam K. Lee, Esq.  
Aleshire & Wynder LLP  
1 Park Plaza, Suite 1000  
Irvine, CA 92614

**To: Nulevel Partners, Inc.**

Attn: Codrin Mihai  
4150 Chicago Ave, Unit 5548  
Riverside, CA 92517

**Copy: Nulevel Partners, Inc.'s Counsel:**

[charles.krolikowski@ndlf.com](mailto:charles.krolikowski@ndlf.com)

[greg.tross@ndlf.com](mailto:greg.tross@ndlf.com)

Charles Krolikowski

Greg D. Tross

Newmeyer & Dillion, LLP

895 Dove Street, 2nd Floor

Newport Beach, California 92660

20. **TIME IS OF THE ESSENCE.** The Parties hereby agree that time is of the essence in the performance of the Agreement.

21. **CONFIDENTIAL.** To the extent permitted by any and all applicable laws or court order, the Parties agree to keep the terms of this Agreement confidential and will not disclose, divulge, or use for any purposes any information set forth herein unless agreed to in writing by the Parties.

[signatures on following page]

**SIGNED:**

**Nulevel Partners, Inc.**

Date: \_\_\_\_\_, 2024

Nulevel Partners, Inc.,  
a California Limited Partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**City of Hesperia**

Date: \_\_\_\_\_, 2024

City of Hesperia, a Public Entity

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Melinda Sayre, City Clerk



# EXHIBIT A



# RECEIPT

*City of Hesperia*  
**Building and Safety Division**  
**9700 7th Ave**  
**Hesperia, CA 92345**  
Phone: (760) 947-1000

TAMARISK AVE  
HESPERIA, CA 92345  
ENGR PROJECTS

**Permit No: PR20-00014**  
**Receipt No: R48553**

| Fee Description                              | Account              | Fee Amount |
|--|----------------------|------------|
| AUTOMATION FEE                               | 100-29-300-3020-4930 | 3,472.91   |
| PR-PUBLIC IMPR-SEWER                         | 710-29-420-4200-5250 | 10,593.70  |
| PR-PUBLIC IMPR-STREETS                       | 100-29-310-3100-5045 | 16,411.46  |
| PR-PUBLIC IMPR-WATER                         | 700-29-400-4070-5160 | 12,465.24  |
| BLDG PLAN REV-COM MFR ROUGH-PRECISE, OVER 10 | 100-29-300-3020-4255 | 920.00     |
| GRADING PR, COM-IND-MFR-SHEET                | 100-29-310-3100-5050 | 900.00     |
| PLNG GRADINGPR-COM-MFR-ACRES-11 OR MORE      | 100-29-300-3000-5041 | 618.00     |
| REPORT REVIEW-HYDRO                          | 700-29-400-4070-5160 | 550.00     |
| REPORT REVIEW PERC, 2-HR MIN                 | 100-29-310-3100-5050 | 214.00     |
| REPORT REVIEW SOILS, 2-HR MIN                | 100-29-310-3100-5050 | 214.00     |
| WQMP PR-MS4 REG COMM-IND-TRCT +5000 SF       | 100-29-310-3100-5045 | 225.00     |
| SWPPP REVIEW GRTR THAN 1 ACRE                | 100-29-310-3100-5045 | 300.00     |

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**Total Fees Paid:**

**46,884.31**

Date Paid: May 28, 2020  
Paid By: ALEJO LUGO  
Pay Method: CHECK 5105  
Received By: JREYES



# RECEIPT

*City of Hesperia*  
**Building and Safety Division**  
**9700 7th Ave**  
**Hesperia, CA 92345**  
Phone: (760) 947-1000

TAMARISK AVE  
HESPERIA, CA 92345  
ENGR PROJECTS/TRACT MAP PR

**Permit No: PR20-00008**

**Receipt No: R47203**

| Fee Description             | Account              | Fee Amount |
|-----------------------------|----------------------|------------|
| AUTOMATION FEE              | 100-29-300-3020-4930 | 375.76     |
| DOCUMENT REVIEW FEE - LEGAL | 100-29-310-3100-4912 | 192.00     |
| FINAL TRACT MAP             | 100-29-310-3100-5010 | 4,250.00   |
| PLNG FINAL MAP PR           | 100-29-300-3000-5041 | 255.00     |

---

**Total Fees Paid:**

**5,072.76**

Date Paid: March 30, 2020

Paid By: LAW OFFICES OF ALEJO & ASSCOCI

Pay Method: CHECK 1116

Received By: BBUSHGENS

**From:** [Jamie Carone](#)  
**To:** ["Codrin"](#)  
**Subject:** RE: FW: Plan Review Invoice for TM 15868  
**Date:** Monday, March 30, 2020 8:57:39 AM

---

Good Morning,

I received the check and will process the payment today.

Kindly,

*Jamie Carone*  
*Administrative Analyst*  
*City of Hesperia*  
*(760) 947-1449*

**From:** Codrin [mailto:codrin@nulevelmanagement.com]  
**Sent:** Friday, March 27, 2020 9:13 PM  
**To:** Jamie Carone <jcarone@cityofhesperia.us>  
**Subject:** Re: FW: Plan Review Invoice for TM 15868

Hi Jamie,

Thanks for sending address. The check was sent yesterday to the City addressed to you as requested. The tracking number is: [USPS: 9505 5150 6927 0086 3513 88](#). Please let me confirm once it has been received.

Thanks again and have a fantastic weekend,

*Codrin Mihai*  
*NuLevel Partners*  
*4150 Chicago Ave., #5548*  
*Riverside, CA 92517*  
*Phone: 909-354-2159*  
*Fax: 888-751-5244*

On Thu, Mar 26, 2020 at 11:05 AM Jamie Carone <[jcarone@cityofhesperia.us](mailto:jcarone@cityofhesperia.us)> wrote:

Good Morning,

Please send the check to:

City of Hesperia

# **EXHIBIT B**

**FEE SCHEDULE**
**SECTION 10: Agendas/Minutes**  
**Agendas and Minutes**

1. Agendas and minutes are now available on line at the City's web site ([www.cityofhesperia.us](http://www.cityofhesperia.us)). If hard copies are required, use the copying costs in Section 90 and appropriate postage.

**SECTION 20: Animal Control Fees**  
**Animal Control Fees**

- |    |  |                                |
|----|--|--------------------------------|
| 1) | License  |                                |
|    | A. Unaltered Dog (1yr., 2yrs., 3yrs.)                              | \$ 70, \$130, \$200            |
|    | B. Altered Dog (1yr., 2yrs., 3yrs.)                                | \$13, \$24, \$33               |
|    | C. Senior Citizen with Altered Dog (1yr., 2yrs., 3yrs.)            | \$8, \$14, \$20                |
|    | D. Transfer from other Jurisdiction-altered, unaltered             | \$5, \$10                      |
|    | E. Replacement Tag   | \$3.50                         |
|    | F. Optional Cat License (1, 2, or 3 years)                         | \$4, \$6, \$9                  |
|    | G. Kennel License (including boarding/breeding facilities)         |                                |
|    | a. Less than 10  | \$150                          |
|    | b. 11-30   | \$170                          |
|    | c. 31-60   | \$190                          |
|    | d. 61-100  | \$215                          |
|    | e. Over 100  | \$250                          |
|    | H. Cattery License (including boarding/breeding facilities)        |                                |
|    | a. Less than 10  | \$140                          |
|    | b. 11-30   | \$160                          |
|    | c. 31-50   | \$180                          |
|    | d. For each additional range of 10 cats                            | Add \$40                       |
|    | I. Pet Shop License (including feed stores w/ live animals)        | \$150/year                     |
|    | J. Grooming Parlor License   | \$145/year                     |
|    | K. Boarding Stables License (horses) less than 25 horses           | \$150                          |
|    | L. Boarding Stables License (horses) more than 25 horses           | \$250                          |
|    | M. Menagerie License (including petting zoos, pony rides)          |                                |
|    | a. Permanent (year round)  | \$225                          |
|    | b. Temporary (seasonal)  | \$85                           |
|    | N. Game Bird/Aviary License  | \$190/year                     |
|    | O. Veterinary Clinic License                                       | \$145/year                     |
|    | P. Animal Exhibit Permit (incl'd Circuses, Rodeos, Filming)        | \$250 + \$150 per day of event |
|    | Q. Exotic Animal Permit (privately owned wild/non-domestic/exotic) | \$150/year                     |
|    | R. Guard Dog Permit (dogs kept in industrial areas)                | \$50/year + licensing fees     |
|    | S. Re-inspection fee   |                                |
|    | a. Initial re-inspection   | No charge                      |
|    | b. Second re-inspection  | \$82                           |
|    | c. Third re-inspection   | \$164                          |
| 2) | Late License Penalty   |                                |
|    | A. Unaltered Dog   | \$25                           |
|    | B. Altered Dog   | \$10                           |
| 3) | Impound/Boarding Fees  |                                |
|    | A. Dogs and Cats (per day)   | \$10                           |
|    | B. Fowl (per day)  | \$5                            |
|    | C. Small Animals including rabbits (per day)                       | \$5                            |
|    | D. Large Animals (per day)   | \$15                           |

|    |  |                         |
|----|--|-------------------------|
| E. | Quarantine of animal at Owners Residence (first occurrence, additional occurrence) | \$25, \$50              |
| F. | Rabies Test Head Shipment  | \$65                    |
| G. | Quarantine at Shelter (per day)  | \$10                    |
| 4) | Owner Turn In Animals (at Shelter)   |                         |
| A. | Cats (Alive Includes boarding)   | \$40                    |
| B. | Cats DOA   | \$20                    |
| C. | Cats PTS Request   | \$50                    |
| D. | Dogs (Alive includes boarding)   | \$40                    |
| E. | Dogs DOA   | \$20                    |
| F. | Dogs PTS request   | \$50                    |
| G. | Litters of Kittens(4 months and under)   | \$40                    |
| H. | Litters of puppies (4 months and under)  | \$40                    |
| I. | Small livestock (under 100 lbs, including pot belly pigs) alive or PTS request     |                         |
|    | 0-50 lbs   | \$50                    |
|    | 51-100 lbs   | \$75                    |
| J. | Rabbits, Fowl, and Similar   | \$5                     |
| K. | Other Dead Animals   |                         |
|    | 1. Under 100 lbs.  | \$25                    |
|    | 2. 100 lbs and over  | Not Accepted            |
| 5) | Field Pick Up with Owner Release   |                         |
| A. | Dog, Cat, Rabbit and Fowl (Live or Dead)   | \$25                    |
| B. | Litters  | \$35                    |
| C. | Small Livestock (Under 100 lbs)  | \$50                    |
| D. | Pot Belly Pig or Swine   | \$75 or CRB             |
| E. | After Hours Pickup (except Swine)  | CRB                     |
| F. | Large Livestock  | Owner Responsibility    |
| 6) | Field Pick Up (Apprehension)   |                         |
| A. | Dogs   |                         |
|    | 1. Tagged and Altered (First, Second, Third)                                       | \$0, \$75, \$175        |
|    | 2. Tagged and Unaltered * (First, Second, Third)                                   | \$85, \$150, \$300      |
|    | 3. Untagged and Altered (First, Second, Third)                                     | \$75, \$100, \$300      |
|    | 4. Untagged and Unaltered * (Mand. Spay/Neuter at first)                           | \$135, \$150, \$200     |
|    | * Includes State fee of \$35, \$50, \$100  |                         |
|    | 5. After hours apprehension add  | CRB                     |
| B. | Cats   |                         |
|    | 1. Altered   | \$10                    |
|    | 2. Unaltered, (Mandatory Spay/Neuter)  | \$25                    |
| C. | Other Animals  | CRB                     |
| 7) | Pet Adoptions  |                         |
| A. | Dog (includes spay/neuter, microchip, e-collar, vaccines)                          | \$80                    |
| B. | Cat (includes spay/neuter)   | \$50                    |
| C. | Large Livestock (hogs, cows, etc.)   | \$150 + Cost of Auction |
| D. | Small Livestock (Under 100 lbs)  | \$25                    |
| E. | Rabbits and Fowl   | \$3                     |
| F. | Exotic Birds   | Market Value less 25%   |
| G. | Horses   | CRB                     |
| H. | Pot Belly Pigs   | \$15                    |

|     |   |           |
|-----|---|-----------|
|     | I. Adoption Dog or Cat Spay/Neuter deposit  | \$40      |
| 8)  | *Animal Rescue Group Pet Adoptions (Must have valid 501c3 on file)                |           |
|     | A. Cat (Unaltered)  | \$5       |
|     | B. Cat (already altered upon impound)   | \$10      |
|     | C. Litter of Kittens  | \$20      |
|     | D. Dog (Unaltered)  | \$10      |
|     | E. Dog (already altered upon impound)   | \$15      |
|     | F. Litter of Puppies (3 or less)  | \$20      |
|     | G. Litter of Puppies (4 or more)  | \$40      |
|     | H. Rabies Vaccination   | \$5       |
|     | I. Microchip  | \$25      |
|     | *Basic vaccinations, FVRCP, DHPP, & Bordetella, are included in the above prices. |           |
| 9)  | Investigations/Other  |           |
|     | A. Regular Business Hours   | CRB       |
|     | B. Overtime Hours (Two hour minimum)  | CRB       |
|     | C. Late Return of Traps (per day)   | \$5       |
|     | D. Trap rental deposit  | \$50      |
|     | E. Microchip w/ Registration  | \$25      |
|     | F. E-Collar   | \$5       |
|     | G. Cat carrier box  | \$5       |
|     | H. Cat trap rentals   | \$10/week |
|     | I. Leashes/used collars   | \$3       |
| 10) | Return to Owner (RTO) Fees  |           |
|     | J. Mandatory spay/neuter Males/Females (includes E-Collar)                        | \$65/\$75 |
|     | K. Male cryptorchid, or female (pregnant or in heat)                              | \$25 add. |
|     | L. X-Rays needed (full-term pregnancy)  | \$50 add. |
|     | M. Blood work needed (geriatric dog- over 7 years old)                            | \$50 add. |
|     | N. Reclaiming Fee (Animal must be licensed and microchipped)                      | \$500     |
| 11) | Vaccination Clinics   |           |
|     | A. Shots for rabies, bordetella, DHPP, FVRCP, etc. (per shot)                     | \$10      |

### SECTION 30:

### Appeals

#### Appeals

|    |   |       |
|----|---|-------|
| 1) | Appeals of Enforcement Fees   | \$25  |
| 2) | Appeals of Public Nuisance Determinations, Building Code Violations, and other HMC provisions | \$25  |
| 3) | Appeals to Planning Commission/Land Use Determinations  | \$311 |
| 4) | Appeals to City Council or Board of Directors   | \$324 |
| 5) | Notice of Contest of Administrative Citation (Appeal Hearing Fee)                             | \$25  |
|    | *(Adopted by Ordinance No. 2001-6)  |       |

### SECTION 40:

### Bad Checks

Moved to Water District Section

#### Bad Checks

### SECTION 50:

### Bond Tender Processing (Per District)

#### Bond Tender Processing (Per District)

|    |                                  |                                       |
|----|----------------------------------|---------------------------------------|
| 1) | Bond Tenders of \$20,000 or Less | 1% of bond tender amount plus \$500   |
| 2) | Bond Tenders over \$20,000       | 1% of bond tender amount plus \$1,000 |



|    |   |                            |
|----|---|----------------------------|
| 3) | Multiple Parcels, add to above (Over 3 Parcels) | \$100 per parcel over<br>3 |
|----|---|----------------------------|

**SECTION 60:  
Building Permits**

**Building Permits**

|    |  |   |
|----|--|---|
| 1) | Grading  |   |
|    | A. Condition Compliance  |   |
|    | 1. Parcel maps   | \$26  |
|    | 2. Tract maps  | \$52  |
|    | 3. Other (with conditions)   | \$52  |
|    | B. Pre-construction meeting  | \$240   |
|    | C. Plan Review- Non Residential and Multi-Family Residential<br>(Rough or Precise) |   |
|    | 1. Up to 10 Acres  | \$414   |
|    | 2. Greater than 10 Acres   | \$920 + CRB   |
|    | 3. CASp Review - up to one acre  | \$96  |
|    | 4. CASp Review - 1 to 10 acres   | \$192   |
|    | 5. CASp Review - over 10 acres   | \$288 + CRB   |
|    | D. Plan Review-Subdivisions for Single Family Residential                          |   |
|    | 1. Parcel Maps (1-5 Lots)  | \$478   |
|    | 2. 6-100 Lots  |   |
|    | A. Rough   | \$ 722  |
|    | B. Precise   | \$ 552  |
|    | 3. 101-250 Lots  |   |
|    | A. Rough   | \$ 998  |
|    | B. Precise   | \$ 828  |
|    | 4. 251 + Lots  |   |
|    | A. Rough   | \$1,366   |
|    | B. Precise   | \$1,159   |
|    | 5. Mass Grading  | \$1,274   |
|    | 6. Stock Plan Setup (1 hr. of plan review)   | \$88  |
|    | 7. Stockpile (plan check and permit)   | \$407   |
|    | 8. CASp Review for model home complex  | \$192   |
|    | E. Inspection -Single Family Residential (includes plan review)                    |   |
|    | 1. No drainage   | \$225   |
|    | 2. With drainage   | \$409 + Hydrology<br>Study Fee                                    |
|    | 3. Precise Grading   | \$297 + \$16/lot after<br>7 lots                                  |
|    | F. Inspection- Non Residential and Multi-Family                                    |   |
|    | 1. 0 - 5,000 Cubic Yards   | \$297   |
|    | 2. 5,001 - 50,000 Cubic Yards  | \$489   |
|    | 3. 50,001 - 250,000 Cubic Yards  | \$632 + CRB   |
|    | 4. 250,000 and above   | \$1,132 + CRB   |
|    | 5. Native plant plan review  | \$257   |
|    | 6. Preliminary Site Plan Review  | \$81  |
| 2) | Other Fees   |   |
|    | A. Permit Renewal due to expiration  | Within 1 year -1/2<br>permit fee; after 1<br>year full permit fee |

|    |   |   |
|----|---|---|
| B. | Notice of Pendency or Nuisance Abatement Lien placement and removal       | Current S.B. County Rate                                      |
| C. | Additional plan review or inspection time (After 3 checks or inspections) | CRB   |
| D. | Annual Permits  | \$269   |
| E. | Cash Deposits/Bonds   | \$104 + CRB   |
| F. | Demolitions   | \$173   |
| G. | Certificate of Occupancy  |   |
|    | 1. As part of an existing building permit                                 | N/C   |
|    | 2. Change of name/owner/use/new   | \$134   |
| H. | Field Investigations (pre-alteration)                                     | \$182 + CRB   |
| I. | Fire Sprinklers   |   |
|    | 1. Non-Residential Plan Review  | \$150 + \$.003 over 10,000 SF                                 |
|    | 2. Non-Residential Permit   | \$223 + \$.012 over 10,000 SF                                 |
|    | 3. Residential Plan Review  | \$104   |
|    | 4. Residential Permit   | \$138   |
| J. | Light Standards/Flag Poles – Up to Three (includes electrical)            | \$219 + \$16/ pole  |
| K. | Manufactured buildings (includes plan review)                             |   |
|    | 1. Setdowns   | \$570   |
|    | 2. Install permanent foundation   | \$241   |
|    | 3. State HCD fee per section  | \$11  |
| L. | Microfilm Fee   |   |
|    | 1. Single-Family residential and minor projects                           | \$19  |
|    | 2. Non-residential, multiple family residential and large projects        | \$52  |
| M. | Patio Covers/Enclosures   |   |
|    | 1. With standard plan   | \$214   |
|    | 2. Non-standard plan  | \$260   |
| N. | Re-inspection Fee   | \$48  |
| O. | Relocated Buildings   |   |
|    | 1. Relocation fee   | \$230 + CRB   |
| P. | Signs (includes plan review and inspections)                              |   |
|    | 1. Wall signs and miscellaneous   | \$204   |
|    | 2. Monument signs (10 ft. or less)  | \$257   |
|    | 3. Pole signs (more than 10 ft. high)                                     | \$311   |
| Q. | Special Inspector Registration (single job, annual)                       | \$40, \$100   |
| R. | Storage Sheds (includes plan check and inspection)                        | \$172   |
| S. | Strong Motion Instrumentation Program (SMIP)                              |   |
|    | 1. Category I Construction (based upon valuation)                         | \$0.50 for first \$3,850 and \$0.13 per \$1,000 above \$3,850 |
|    | 2. Category II Construction (based upon valuation)                        | \$0.50 for first \$1,786 and \$0.28 per \$1,000 above \$1,786 |
| T. | Building Standards Commission Revolving Fund                              |   |
|    | Permit Valuation \$1-25,000   | \$1   |
|    | Permit Valuation \$25,001-50,000  | \$2   |

|     |   |  |
|-----|---|--|
|     | Permit Valuation \$50,001-75,000  | \$3  |
|     | Permit Valuation \$75,001-100,000   | \$4  |
|     | Every \$25,000 or fraction thereof above \$100,000  | Add \$1  |
| U.  | Swimming Pools and Spas (includes plan review)  |  |
|     | 1. With standard plans  | \$366  |
|     | 2. Without standard plans   | \$450  |
|     | 4. Above ground pools and/or spas   | \$224  |
| V.  | Temporary Electrical Services   |  |
|     | 1. Up to 5 additional poles   | \$125 + \$8/ pole  |
| W.  | Valuations – Use most recent years' April edition of Building Standards Magazine                              |  |
| X.  | Voucher Use by Builders   | \$77   |
| Y.  | Walls (first 200 lineal feet, successive 200 feet, includes plan review)                                      | \$235, \$95  |
| Z.  | Wireless Towers   | \$435  |
| AA. | Windmills and Photovoltaic Systems (residential)(plan review and inspection)                                  |  |
|     | 1. Residential  | \$242  |
|     | 2. Residential (with stock plan)  | \$198  |
|     | 3. Non-residential (per structure)  | \$242  |
| BB. | CASp Consulting   | CRB  |
| CC. | Medical Cannabis Delivery Permit Part II  | \$5,000  |
| 3)  | Non-Residential   |  |
|     | A. Building Permits   | \$1,221 + \$0.35 PSF<br>for up to 10,000 SF<br>and \$0.17 above<br>10,000 SF |
|     | B. Electrical/Plumbing/Mechanical (each)  | \$452 + \$0.03 PSF   |
|     | C. Plan review  |  |
|     | 1. Building plan review   | \$503 + \$.10 PSF  |
|     | 2. E/P/M (each)   | \$261 + \$.05 PSF  |
|     | D. Tenant improvements (no area added)  |  |
|     | 1. Building permit  | \$211 + \$0.06 PSF   |
|     | 2. Plan review  | \$111 + \$0.04 PSF   |
|     | E. CASp Review - Plan Review  |  |
|     | 1. New buildings up to 10,000 square feet   | \$144  |
|     | 2. New buildings 10,001 to 25,000 square feet   | \$240  |
|     | 3. New buildings over 25,000 square feet  | \$384 + CRB  |
|     | 4. Tenant Improvements - same as new buildings  |  |
|     | F. CASp Review - Inspections<br>Same as plan review   |  |
| 4)  | Residential (includes application or permit)  |  |
|     | A. Plan Review  |  |
|     | 1. Minimum plan review fee (includes 30 min. plan review)   | \$104  |
|     | 2. Garage <b>or</b> additions (less than 1,000 sq. ft.)   | \$127  |
|     | 3. New residences/ additions/garages/accessory uses   | \$285 + \$0.21 PSF<br>over 1,000 SF  |
|     | 4. Residences with multiple roof plans  | Add \$91 each roof<br>style  |
|     | B. Inspection   |  |
|     | 1. Single Inspections (includes meter reset, re-pit, and similar)   | \$106  |
|     | 2. Two inspection (includes re-roofs, lattice patios, minor alterations, new meter installation, and similar) | \$138  |

|    |  |  |
|----|--|--|
| 3. | Three inspection (includes patio covers and similar)   | \$170  |
| 4. | Room additions without plumbing  | \$409 + \$0.17 PSF   |
| A. | Wood floor, second story modifier (add)  | \$95   |
| 5. | New residences/additions/accessory uses/garages/garage conversions with plumbing                                   | \$824 + \$0.35 PSF over 1,000 SF                             |
| 6. | Garage, Garage conversion no plumbing  | \$217  |
| 5) | Construction Waste Management Plan Program (Construction and Demolition)   |  |
| A. | Single Family Residential (including room additions)   | \$55   |
| B. | Tenant Improvements (increase in sq. footage only)   | \$55   |
| C. | Non-Residential  | \$165  |
| D. | Multi-Family Residential   | \$165  |
| E. | Projects that receive entitlement (Conditions of Approval) from City   | No fee, but must comply with 50% diversion to receive C of O |
| F. | Waste Management Plan Deposit (may be charged at discretion of Building Official or designee to ensure compliance) | \$500 (refundable)   |
| G. | *Please see list of exemptions for projects on included in CWMP program (Joint Resolution No. 2014-21)             |  |
| H. | Protected Plant/Tree Security (Per plant or tree)  | \$310 per plant or tree + 110%                               |

## SECTION 70: Business License

### Business License

|     |  |                        |
|-----|--|------------------------|
| 1)  | Business License Fee (annual)                                | \$50                   |
| 2)  | Renewal License (annual)                                     | \$50                   |
| 3)  | Late Fee (within 30 days, after 30 days)                     | \$50, \$75             |
| 4)  | Senate Bill 1186 Accessibility Fee                           | \$4 per license        |
| 5)  | Administration Fee   |                        |
| A.  | New License  | \$83                   |
| B.  | Renewal License  | \$63                   |
| C.  | Changes to Business License (address, name, etc.)            | \$25                   |
| D.  | Department of Justice Review/Process                         | Current SB County cost |
| 6)  | Investigation Fee - Annual                                   |                        |
| A.  | Junk dealer or Pawnbroker                                    | \$100                  |
| D.  | Massage Facility Office                                      | \$200                  |
| E.  | Mobile Food Service  | \$100                  |
| G.  | Adult Business   | \$200                  |
| H.  | Home Occupations (includes Admin. Fee                        | \$129, \$113           |
| I.  | Industrial General Permit (SB205)                            | \$100                  |
| 7)  | Medical Cannabis Delivery Business Application Fee           | \$4,500                |
| 8)  | Medical Cannabis Delivery Business Application Extension Fee | \$2,000                |
| 9)  | Medical Cannabis Delivery Business Investigation Fee         | \$4,500                |
| 10) | Cannabis Indoor Cultivation Registration                     | \$100                  |
| 11) | Deemed Approved Alcohol License Annual Inspection            | \$475                  |
| 12) | Rental Housing Business License                              |                        |
|     | License Processing – Existing Leases                         |                        |

- |   |   |   |
|---|---|---|
| A   | 1. Single Family Residential for first four years of registration – Then Section B2 shall apply         | \$75 + Current Business License Fee       |
|   | 2. Multi-Family (Including Duplexes) for first four years of registration – Then Section B3 shall apply | \$50/unit + Current Business License Fee  |
| <br>B New Application                             |   |   |
| License Processing – New Leases- New Construction |   |   |
|   | 2. Single Family Residential  | \$300 + Current Business License Fee      |
|   | 3. Multi-Family (Including Duplexes)  | \$200/Unit + Current Business License Fee |

Owners who do not provide substantiated information on new or existing leases shall be charged at the new lease rate.

- |    |  |                    |
|----|--|--------------------|
| C. | Inspection                                       | \$400/unit or SFR. |
| D. | Inspection Cancellation Fee with no prior notice | CRB                |

13) Residential Truck Parking Permit  
(in addition to standard business license fees for home occupation)

- |    |   |                            |
|----|---|----------------------------|
| A. | Parking Permit/Road Maintenance Fee- Tractor Only | \$200 per tractor annually |
| B. | Parking Permit/Road Maintenance Fee –per trailer  | \$800 per trailer annually |

**SECTION 80:**

**Code Enforcement**

**Code Enforcement**

- |    |   |                  |
|----|---|------------------|
| 1) | Administrative Citations – See fine schedule    |                  |
| 2) | Enforcement/Investigative Fees                  | CRB              |
| 3) | Notice of Pendency/Lien (placement and removal) | Current SBC Rate |

**SECTION 90:**

**Copying**

**Copying**

- |    |                              |        |
|----|------------------------------|--------|
| 1) | Non-Color (per page)         |        |
|    | A. Copy                      |        |
|    | 1. Letter and Legal Size     | \$0.25 |
|    | 2. Ledger (11x17)            | \$0.50 |
|    | 3. Plan Size (24x36)         | \$7    |
|    | 4. Presentation Size (36x48) | \$20   |
|    | B. Plot                      |        |
|    | 1. Letter and Legal Size     | \$1    |
|    | 2. Ledger (11x17)            | \$2.50 |
|    | 3. Plan Size (24x36)         | \$7    |
|    | 4. Presentation Size (36x48) | \$20   |
| 2) | Color (per page)             |        |
|    | A. Copy                      |        |

|    |                  |  |               |
|----|------------------|--|---------------|
|    | 1.               | Letter and Legal Size                          | \$1           |
|    | 2.               | Ledger (11x17)                                 | \$5           |
| B. | Plot             |  |               |
|    | 1.               | Letter and Legal Size                          | \$2.50        |
|    | 2.               | Ledger (11x17)                                 | \$5           |
|    | 3.               | Plan Size (24x36)                              | \$15          |
|    | 4.               | Presentation Size (36x48)                      | \$30          |
| 3) | Electronic Media |  |               |
|    | A.               | Information Placed on Compact Disk or Diskette | \$15          |
|    | B.               | Electronic Transfer                            | CRB, \$5 min. |
|    | C.               | Developer Handbook / Standards                 | \$25          |

**SECTION 100: Development Impact Fees**  
**Development Impact Fees**  
**Refer to Appendix A**

**SECTION 110: Driving Under the Influence**  
**Driving under the influence**

|    |   |                    |
|----|---|--------------------|
| 1) | DUI Administrative Fee  | \$400.00*          |
|    | * This fee shall be paid prior to release of the vehicle driven by an impaired driver and stored or impounded as a result of the arrest of such driver when conditions exist as defined in Resolution 96-96, or as may be amended |                    |
| 2) | DUI Emergency Response Cost Recovery  | CRB (Reso 2013-43) |

**SECTION 120: Fees not Listed**  
**Fees not Listed**

|    |   |
|----|---|
| 1) | Whenever a service is provided for which a specified fee has not been established, the fee shall be for full recovery of costs reasonably borne and the hourly rates established in "Appendix C" shall be utilized. |
|----|---|

- 2) The City Manager may establish fees for services not anticipated or as mandated by State or Federal law upon written recommendation of the department heads establishing the justification for the fee. Said fees shall be presented to the City Council for their approval at a public meeting prior to their effective dates.

#### **SECTION 125 Fats, Oils, and Grease (FOG) Program**

##### **Fats, Oils, and Grease Program**

- |    |   |          |
|----|---|----------|
| 1) | FOG Discharge Permit                            | \$62.50  |
| 2) | Annual Inspection-Small Producers               | \$81.00  |
| 3) | Annual Inspection-Large Producers               | \$275.00 |
| 4) | Re-inspection Fee (each re-inspection per ½ hr) | \$40.50  |
| 5) | Late application                                | \$50     |
| 6) | Service overdue (greater than 30 days)          | \$200    |

#### **SECTION 130: Film Permits**

##### **Film Permits**

- |    |   |       |
|----|---|-------|
| 1) | Permits Application   | \$300 |
| 2) | Permit Amendment  | \$250 |
| 3) | Personnel Changes (minimum deposit amount determined by all affected departments) | CRB   |
| 4) | Student films are exempt from the application fee.                                |       |

#### **SECTION 140: Fire Department Fees**

##### **Fire Department Fees**

Refer to Appendix B

#### **SECTION 150 Hesperia Housing Authority and Hesperia Community Development Commission HHA and HCDC Fees**

- |     |   |   |
|-----|---|---|
| 1)  | Down-payment Assistance Program, Housing Rehabilitation Program, Seller Mortgage Carryback Program and other housing programs Subordination Fee | \$150   |
| 2)  | Owner Participation Agreement and Disposition and Development Agreement Subordination Fee   | \$300   |
| 3)  | Application Fee-Notice of Funding Availability (NOFA) for Affordable Housing  | \$150   |
| 4)  | Affordable Housing NOFA Underwriting  | 1.5% of loan amount   |
| 5)  | Credit Processing/Application   | \$40  |
| 6)  | Annual Affordable Housing Monitoring Fee (Multi-Tenant exceeding 20 units)  | \$2,500   |
| 7)  | Annual Affordable Housing Monitoring Fee (Multi-Tenant 20 units or less)  | \$1,000   |
| 8)  | Affordability Covenant Monitoring Fee   | \$75/unit   |
| 9)  | Owner Participation Agreement and Disposition and Development Agreement Underwriting Application  | 1% of assistance provided or \$1,000, whichever is greater, NTE \$2,500. \$1000.000 will be due upon application. |
| 10) | Loan Origination Fee (forgivable or non-forgivable)   | 1% of loan amount not to exceed \$1,500   |
| 11) | SCMP Loan Processing/Underwriting/Origination Fee   | 2% of carry-back amount not to exceed \$1,000   |

|     |   |   |
|-----|---|---|
| 12) | OPA/DDA/Incentive Compliance Monitoring (Annual)  | 1% of outstanding loan balance not to exceed \$1,000  |
| 13) | Late Payment Fee  | 5% of monthly payment upon expiration of grace period |
| 14) | Loan Statement Fee/Payoff Statements/Demand Fee   | \$30  |
| 15) | Loan Reconveyance Fee   | \$45  |
| 16) | Loan Closing Fees   | Actual costs  |
| 17) | Administrative Processing Fee for the Sale of Property  | \$1,500 per parcel                                    |
| 18) | Processing Fee for Appraisals (residential)   | \$400   |
| 19) | Processing Fee for Appraisals (commercial)  | \$700   |
| 20) | Administrative Processing Fee for new telecommunications licenses or leases                         | Cost negotiated on case by case per request           |
| 21) | Administrative Processing Fee for telecommunication license or lease equipment modification reviews | \$1,500 per request                                   |
| 22) | Administrative processing Fee for new revenue generating lease and licenses                         | \$1,500   |

**SECTION 160: Liquor Licenses**

|    |                              |      |
|----|------------------------------|------|
| 1) | Letter of Public Convenience | \$90 |
|----|------------------------------|------|

**SECTION 170: Miscellaneous Fees**

|    |   |            |
|----|---|------------|
| 1) | Correctable Citation Fee (in addition to other fines and fees)      | \$25       |
| 2) | Automation Surcharge Fee (all development applications and permits) | 10% of fee |
| 3) | General Plan update fee (per EDU, or 1.5 multiple dwelling units)   | \$47       |
| 4) | Invoice Fee – when not making monthly payments                      | \$25       |
| 5) | Medical Cannabis Business Compliance Review                         | \$1,250    |
| 6) | Medical Cannabis Business Financial Audit                           | \$6,000    |

**SECTION 180: Park Fees**

Refer to Appendix A

**SECTION 190: Planning Fees**

|     |   |               |
|-----|---|---------------|
| 1)  | Accessory Dwelling Units                                      | \$140         |
| 2)  | Adult Entertainment Business Permit                           | \$293         |
| 3)  | Alteration of Non-Conforming Use                              | \$199         |
| 4)  | Annexation  | \$1,056 + CRB |
| 5)  | Certificate of Correction/Certificate of Compliance           | \$140         |
| 6)  | Conditional Use Permit  | \$3,009       |
| 7)  | Conditional Use Permit for uses including alcoholic beverages | \$971         |
| 8)  | Development Agreement (includes density bonus, etc.)          | \$906         |
| 9)  | Document Review (Bio Study, Cultural, Traffic, Noise, etc.)   | \$140 each    |
| 10) | Initial Study (with negative declaration)                     | \$971         |
| 11) | Extension of Time Request                                     | \$257         |
| 12) | General Plan Amendments/Zone Change/Specific Plan Amendments  | \$695         |



|     |   |   |
|-----|---|---|
| 13) | Landscape Plans   |   |
|     | A. Commercial, Industrial, Multi-Family (Includes LMD)  | \$388                                     |
|     | B. Subdivisions, up to 5 plans  | \$257                                     |
|     | C. Subdivision, Landscape Maintenance District (includes basins)                                | \$388                                     |
|     | D. Parks (HRPD or HOA)  | \$131                                     |
|     | E. Specific Plans/Planned Developments  | CRB or Deposit                            |
| 13) | Lot Line Adjustment/Lot Merger/Access Easements/Suspension Agreements                           | \$161                                     |
| 14) | Medicinal Cannabis Delivery Business Permit   | \$2,128                                   |
| 15) | Minor Exception   | \$91                                      |
| 16) | Revised Site Plan Reviews (SPRRs) and Revised Conditional Use Permits (CUPRs) – Minor Revisions | \$257-                                    |
| 14) | Revised Site Plan Reviews (SPRRs) and Revised Conditional Use Permits (CUPRs) – Major Revisions | \$2,128                                   |
| 17) | Sign Plans (each)   | \$45                                      |
|     | A. Site Sign Plans  | \$180                                     |
| 18) | Site Plan Review  | \$2,128-                                  |
| 19) | Special Event/Temporary Use Permit/Temporary Occupancy Permit                                   | \$140                                     |
| 20) | Specific Plan/EIR/Planned Development   | Reimbursement Agreement                   |
| 21) | Tentative Parcel Map  |   |
|     | A. Residential  | \$466 + \$2 per lot                       |
|     | B. Non-Residential  | \$648 + \$2 per lot                       |
| 22) | Tentative Tract Map   | \$1,975 plus \$2 per lot, addressing fee. |
| 23) | Variance  | \$971                                     |
| 24) | Zoning Letter   | \$91                                      |
| 25) | Other Services  |   |
|     | A. ABC and Public Convenience or Necessity Letters  | \$70                                      |
|     | B. Site Review (without application)  | \$140                                     |
|     | C. Zoning Letter  | \$140                                     |
|     | D. Non-Specified Services   | \$45 min.                                 |
|     | E. Additional plan review or inspection time (After 3 checks/incomplete letters/inspections)    | CRB                                       |
|     | F. Mobile Food Service/Sidewalk Vending   | \$140                                     |
|     | G. Plan review  |   |
|     | 1. Grading  |   |
|     | A. Tract maps (5-100 lots)  | \$309                                     |
|     | B. Tract maps (101- 250 lots)   | \$412                                     |
|     | C. Tract maps (251 + lots)  | \$618                                     |
|     | D. Non-residential and MFR (0-10 acres)   | \$412                                     |
|     | E. Non-residential and MFR (10+ acres)  | \$618                                     |
|     | 2. Residences in tracts ( per 5 units in model complex) (up to 5 floor plans)                   | \$154                                     |
|     | 3. Multi-family residences (each building elevation)  | \$360                                     |
|     | 4. Non-residential (each building)  |   |
|     | A. 0-10,000 sq. ft.   | \$257                                     |
|     | B. 10,001 - 100,000 sq. ft.   | \$309                                     |

|    |    |   |                      |
|----|----|---|----------------------|
|    | C. | \$100,001 sq. ft. +   | \$360                |
|    | D. | Tenant Improvement Plan Review                                    | \$140                |
|    | 5. | Final Map Review  | \$255                |
| H. |    | Inspections   |                      |
|    | 1. | Tract architectural review (per 5 units)                          | \$154 (\$30.80/unit) |
|    | 2. | Multi-family architectural review                                 | \$360                |
|    | 3. | Non-residential   |                      |
|    |    | A. 0-10,000 sq. ft.   | \$206                |
|    |    | B. 10,001 - 100,000 sq. ft.                                       | \$309                |
|    |    | C. 100,001 + sq. ft.  | \$360                |
|    | 4. | Miscellaneous (tenant improvements, additions, landscaping, etc.) | \$140                |

**SECTION 200: Police- Public Safety**  
**Police-Public Safety**

|    |                           |   |   |
|----|---------------------------|---|---|
| 1) | Administrative Fees       |   |   |
|    | A                         | Citation Sign-off   | \$10  |
|    | B                         | Excessive False Alarms (Police Multiple Disturbance Response Program) | 1 <sup>st</sup> = Warning; 2 <sup>nd</sup> = \$150, 3 <sup>rd</sup> = \$500, 4 <sup>th</sup> = \$1,000, 5 <sup>th</sup> + = \$2,500 |
|    | C.                        | Stored Vehicle Release Fee (tow fee)                                  | \$50  |
|    | D.                        | VIN Verification  | \$10  |
|    | E.                        | Clearance Letter/Records Check  | \$15  |
| 2) | Emergency Response        |   |   |
|    | A                         | Incidents involving person under the influence                        | CRB with \$1,000 max.   |
| 3) | Incident Reports          |   | \$10  |
| 4) | Crime Free Rental Housing |   |   |
|    | A.                        | Failure to initiate eviction process or provide proof                 | \$500   |
|    | B.                        | Failure to complete eviction  | \$500   |
|    | C.                        | Failure to register property  | \$350/SFR<br>\$50/Unit-MFR  |
|    | D.                        | Failure to use Crime Free Lease Addendum in rental or lease contracts | \$250/incident  |
|    | E.                        | Failure to use criminal and Crime Free tenant screening               | \$250/incident  |
|    | F.                        | Re-Inspection (per inspection)  | \$100   |
|    | G.                        | Failure to make corrections after re-inspection                       | \$400   |
|    | H.                        | Providing false information   | \$500/incident  |

**SECTION 201: Engineering**  
**Engineering**

|    |                              |  |             |
|----|------------------------------|--|-------------|
| 1) | Development Review Committee |  |             |
|    | A.                           | All Applications Except Tentative Tracts | \$172 + CRB |
|    | B.                           | Tentative Tracts                         | \$344 + CRB |
| 2) | Final Map Review             |  |             |
|    | A.                           | Final Parcel Map                         | \$550       |

|    |    |  |  |
|----|----|--|--|
|    | B. | Final Tract Map  | \$550 + \$20 per lot                     |
| 3) |    | Pre-Construction Meeting   | \$240                                    |
| 4) |    | Cash Deposits/Bonds (grading and paving)   | \$104 + CRB                              |
| 5) |    | Additional plan review or inspection time (After 3 checks or inspections)  | CRB                                      |
| 6) |    | Grading Plan Review  |  |
|    | A. | Commercial/Industrial/Multi-Family Site  | \$450 per sheet                          |
|    | B. | Precise Grading (Residential Tracts)   | \$311 + \$20 per lot                     |
|    | C. | Revisions to Plans (per sheet)   | \$192                                    |
|    | D. | Hydrology Review \$550 + CRB after 2 checks  | \$550 + CRB after 2 checks               |
| 7) |    | Plan Review for Public Improvements  |  |
|    | A. | Streets, Drainage, Storm Drain Water, Sewer, Utility Plan (Includes fire hydrants, fire services, domestic water connections, sewer connections, misc. utility connections, and new line installation not requiring plan & profile but on same sheet(s)) New Line Installation (Plan and Profile View) | 3% of Engineers Cost Estimate            |
|    | B. | Fire Hydrant (Stand Alone - Not on Utility Plan)   | \$129                                    |
|    | C. | Revisions to Plans (per sheet)   | \$192                                    |
|    | D. | Legal document Review (per document) (Includes Irrevocable Offers of Dedication, Easements, Lot Mergers and Lot Line Adjustments, Title Reports)   | \$192                                    |
|    | E. | Request and Processing of Vacations  | \$450                                    |
|    |    | Inspections  |  |
|    | A. | Streets, Drainage, Storm Drain, Water, Sewer. Includes fire hydrants, domestic water connections, sewer connections, misc. utility connections, and new line installation, drive approaches, utility cuts and trenches   | 2% of Engineers Cost Estimate            |
|    | B. | Driveway Approach-Stand Alone (not assoc. to project)  |  |
|    |    | 1. Residential (Asphalt or Concrete, Each)   | \$86                                     |
|    |    | 2. Non-Residential   | \$172                                    |
|    | C. | Utility Cuts and Trenches-Stand Alone (not assoc. to project)  |  |
|    |    | 1. Up to 18 square feet in area  | \$48                                     |
|    |    | 2. 0 to 300 ft. in length  | \$141                                    |
|    |    | 3. 301 to 500 ft. in length  | \$172                                    |
|    |    | 4. Over 1,000 ft. in length (per 100 ft. additional)   | \$15                                     |
|    |    | 5. 501 to 1,000 ft. in length  | \$203                                    |
|    |    | 6. Over 1,000 ft. in length (per 100 ft. additional)   | \$15                                     |
|    | D. | Fire Service (per service – all sizes)   | \$172                                    |
| 8) |    | Permits  |  |
|    | A. | Construction   | \$26                                     |
|    | B. | Excavation   | \$26                                     |
|    | C. | Oversize Load and Heavy Load Vehicles  |  |
|    |    | 1. Per trip  | \$16                                     |
|    |    | 2. Annual  | \$86                                     |
|    | D. | Tree Removal   | \$26                                     |
|    | E. | Oversized Parking (per night)  | \$75                                     |
| 9) |    | Other Services Not Identified  |  |
|    | A. | Automatic Water Meter Reader   | \$109 in addition to standard meter fees |
|    | B. | Professional Report Review (Geotechnical, Soils  | \$214                                    |

|    |                                 |         |
|----|---------------------------------|---------|
|    | Report)                         |         |
| C. | Hydrology Report Review         | \$550   |
| D. | Traffic Scoping Analysis Review | \$500   |
| E. | Traffic Impact Study Review     | \$2,500 |
| F. | Research (per quarter hour)     | \$16    |

Section 205 NPDES Program  
NPDES Program

|    |   |                                       |
|----|---|---------------------------------------|
| 1) | Plan Check  |                                       |
|    | A. WQMP Review  |                                       |
|    | 1. Site Design Only WQMP  |                                       |
|    | a. Single Family Residential Infill   | \$225 + CRB after 3                   |
|    | b. Accessory Dwelling Unit (ADU)  | \$165 + CRB after 3                   |
|    | c. Commercial/Industrial/Multi-Family   | \$300 + CRB after 3                   |
|    | 2. Preliminary/Final Regulated WQMP   |                                       |
|    | a. Commercial/Industrial/Multi-Family   | \$1,500                               |
|    | b. Tracts   | \$1,500                               |
|    | c. Tracts with more than 50 lots  | \$1,500 + \$10 per lot                |
|    | 3. WQMP Consistency Review with Landscape/Civil Plans                                     |                                       |
|    | a. Commercial/Industrial/Multi-Family   | \$140 + CRB after 3                   |
|    | b. Tracts   | \$210 + CRB after 3                   |
|    | 4. Regulated WQMP Maintenance Agreement   |                                       |
|    | a. Review and Processing  | \$100                                 |
|    | B. Erosion Sediment Control Plan (ESCP) and Storm Water Pollution Prevention Plan (SWPPP) |                                       |
|    | 1. ESCP Sites less than 1 acre  |                                       |
|    | a. Single Family Residential  | \$125 + CRB after 3                   |
|    | b. Commercial/Industrial/Multi-Family   | \$190 + CRB after 3                   |
|    | 2. SWPPP Sites over 1 acre  |                                       |
|    | a. Single Family Residential  | \$1,000                               |
|    | b. Commercial/Industrial/Multi-Family   | \$1,000                               |
|    | c. Tracts   | \$1,000                               |
| 2) | Inspections   |                                       |
|    | A. Erosion Sediment Control (ESCP) –Sites less than 1 acre                                |                                       |
|    | 1. Single Family Residential Site Inspection  | \$450                                 |
|    | 2. Commercial/Industrial Multi-Family Site Inspection                                     | \$640                                 |
|    | B. Storm Water Pollution Prevention Plan (SWPPP) -Sites over 1 acre                       |                                       |
|    | 1. Single Family Residential Site Inspection  | \$850 + CRB after 8                   |
|    | 2. Commercial/Industrial Multi-Family Site Inspection                                     | \$1,550 + CRB after 12                |
|    | 3. Tracts Site Inspection   | \$2,350 + \$10 per lot + CRB after 12 |
|    | C. Post Construction BMP Installation Inspections   |                                       |
|    | 1. Single Family Residential Site Design Measure Implementation                           | \$110                                 |
|    | 2. Commercial/Industrial/Multi-Family   |                                       |
|    | a. Site Design Measure Implementation   | \$165                                 |
|    | b. Above/Underground Detention/Retention  | \$170                                 |
|    | 3. Tracts   |                                       |
|    | a. Site Design Measure Implementation   | \$65/lot                              |
|    | b. Detention/Retention System   | \$179                                 |

3) NPDES Program

1. Post Construction BMP Maintenance Program

- |    |  |       |
|----|--|-------|
| a. | Annual BMP Certification Permit              | \$100 |
| b. | BMP Inspection                               | \$110 |
| c. | Overdue Certification (greater than 30 days) | \$200 |
| 2. | Business Operations NPDES Compliance Program |       |
| a. | Business Site Inspection                     | \$110 |

### Refunds/Additional Fees

#### SECTION 210: Refunds/Additional Fees

1. Added fees and refunds. Pursuant to California Government Code Sections 29373.1 and 29375.1, where additional fees are collected for completed staff work due or when a refund of deposited funds are due, when such charges or refunds are ten dollars (\$10) or less, a charge or refund need not be made.
2. The City Manager or designee may authorize a full refund of any fee that was erroneously paid or collected.
3. The City Manager or designee may authorize the refunding of up to eighty percent (80%) of any fee paid when a written request for withdrawal is received prior to any action being taken. Up to sixty dollars (\$60) of the initial application fee may be retained.
4. The City Manager or designee shall not authorize the refunding of any fee except upon written application filed by the original applicant no later than one hundred eighty (180) days after the application date.
5. Cost Reasonably Borne (CRB) shall be charged for all projects exceeding costs for the minimum amount.
6. All fees shall be calculated to the nearest one-quarter (1/4) hour.
7. Penalty fees shall be assessed wherever required permits or licenses have not been properly obtained.
 

|    |                                   |   |
|----|-----------------------------------|---|
| A. | First Occurrence                  | Double Fee                                |
| B. | Second and Subsequent Occurrences | Triple Fee or \$500, whichever is greater |

#### SECTION 220: Sale of Printed Materials

#### Sale of Printed Material

- |    |                                     |             |
|----|-------------------------------------|-------------|
| A. | Developers Handbook                 | \$90        |
| B. | Plans and Specifications            | \$50        |
| C. | Master Plan of Drainage (3 Volumes) | Actual Cost |

#### SECTION 230

#### WATER DISTRICT FEES

- |    |  |                          |
|----|--|--------------------------|
| 1. | Water Rates                                      | See HWD Reso No. 2008-10 |
| 2. | New Account Setup                                | \$25                     |
| 3. | Turn on/off water meter – same day regular hours | \$38                     |
| 4. | Turn on/off water meter – same day after hours   | \$125                    |
| 5. | Clean and Show                                   | \$20                     |
| 6. | Bill Suppression                                 | \$19                     |
| 7. | Water Service Disconnect                         | A. All unpaid bills      |
|    | Reconnection/Delinquency Fee                     | B. Reg. Hrs. \$36        |
|    |  | C. After hrs. \$109      |

|     |   |   |
|-----|---|---|
| 8.  | Backflow Testing  | Initial Test \$119<br>Multiple Test \$243   |
| 9.  | Fire Flow Test  | Annual Residential \$65<br>Commercial \$111<br>Residential \$44   |
| 10. | Bad Check/Fraudulent Credit Card                        | 1 <sup>st</sup> Offense \$25<br>2 <sup>nd</sup> Offense \$35  |
| 11. | Accounts turned over to Collections                     | Balance + current<br>admin fee  |
| 12. | Broken Lock/Tampering with District Property            | Lock \$30<br>Illegal Consumption<br>\$50-\$1,000<br>Consumption 2 times<br>actual usage @ highest<br>tier |
| 13. | Change in termination/start date                        | 1 <sup>st</sup> Request NC<br>2 <sup>nd</sup> and Subsequent<br>Requests \$10                             |
| 14. | Cust Side Leak Service Call                             | \$12  |
| 15. | Non-Compliance Customer Service Call-Out                | \$12 per Occurrence   |
| 16. | Meter Pull/Reset  | 3/4" Meter Pull/Reset<br>\$45 each<br>1" Meter Pull/Reset<br>\$50   |
| 17. | Meter Testing   | CRB   |
| 18. | Delinquency   | 1% per month of<br>unpaid balance   |
| 19. | Construction Meter Monthly Rental Fee                   | \$49/Month  |
| 20. | Construction Meter Deposit and Set Up Charge            | Admin Fee \$33(non-<br>refundable)<br>Deposit \$950<br>Wrench \$50  |
| 21. | Obstruction Fine  | \$50 Fee and CRB to<br>remove obstruction   |
| 22. | Payment Extension                                       | \$2 per request,<br>maximum 3 per year  |
| 23. | Re-calculate Bill                                       | \$25 each occurrence  |
| 24. | Residential Water Service Installations (1" or smaller) | \$1,240   |
| 25. | M35HRE Badger Meter for Fire Service Compliance         | \$126   |

**SECTION 240:  
Waiver/Credits**

**Waiver/Credits**

The Hesperia City Council and Board of Directors for the Hesperia Fire Protection District, Hesperia Redevelopment Agency and Hesperia Water District have adopted the preceding fee schedule to reasonably recover costs necessary to provide various services. As such, fee waivers/credits are not usually anticipated. However, it is understood that exceptions to the regular procedure may arise. The City Council and Board of Directors specifically authorize the City Manager or his/her designee to approve fee waivers and/or issue credits to customers not to exceed \$5,000. Furthermore, the City Manager or designee is authorized to waive fees/issue credits under the following circumstances:

- Failure of the District's water system, which results in an incorrect water meter reading.
- If the water delivery system becomes contaminated, fee/rate waivers are approved for all customers affected by such contamination.
- For the deposit required after the first time turn-off for non-payment as long as the customer signs a statement agreeing that the deposit waiver is only offered one time and, as such, if the customer is turned off again, the customer will pay all fees and charges.
- If a bank error caused a non-sufficient funds (NSF) check to be returned to the District, a waiver of the NSF charge is approved upon submission of proof by the customer from the bank that it was at fault.
- If the customer is able to provide proof that an incorrect billing has been made due to a service reduction at the customer's property.

On April 2, 2013 the City Council approved a Development Impact Fee (DIF) reduction for single family residential permits within existing recorded subdivisions/lots. This reduction was set to occur for 18-months, and must be for a valid permit. The City Council extended this reduction on September 16, 2014 and March 15, 2016, and it is now valid until further notice and approval by the City Council. The amount reduced is \$2,957 in City DIF, and \$2,573 in Water Facilities DIF (for ¾" meters). For larger meters please contact the Engineering division. The Hesperia Recreation and Park District has similarly modified their DIF as noted below.

The City Council and Boards of Directors retain the sole authority to waive fees/issue credits above the City Manager's designated amount and require that waivers must be based on cause. Prior to waiving a fee, the applicant shall specify, in writing, the nature and extent of the fee waiver request and submit it with a deposit of \$50 to the City Clerk. Public entities need not submit the \$50 deposit. The deposit amount will be returned should the fees be waived. The City Clerk shall schedule the item for the next available meeting of the City Council or Board of Directors to which the request applies. Examples for which waivers may be considered would be fees for civic events or programs and fees for facilities providing community wide services. The City Council and/or Board of Directors shall decide based upon the merits of the request and their decision shall be final.

The City Manager is authorized to reduce or waive adoption fees as necessary to further the goal of adopting suitable animals from the animal shelter

## APPENDIX A – DEVELOPMENT IMPACT FEES

| Development Impact Fees (effective for projects submitted prior to July 16, 2018) |  |                                    |                            |                        |                               |
|---|--|------------------------------------|----------------------------|------------------------|-------------------------------|
| Development Impact Fees   |  |                                    |                            |                        |                               |
| Facility  | SFR Detached & Attached and existing subdivisions (per unit) | New Tracts/Subdivisions (per unit) | Multiple Family (per unit) | Hotel/Motel (per unit) | Non-Residential (per sq. ft.) |
| Street  | \$ 9,781.00  | \$9,781.00                         | \$6,259.00                 | \$ 7,238.00            | \$2.12                        |
| Drainage  | \$ 1,284.00  | \$1,284.00                         | \$ 821.00                  | \$ 937.00              | \$0.28                        |
| Fire  | \$ 0   | \$1,425.00                         | \$ 912.00                  | \$ 1,054.00            | \$0.31                        |
| Police  | \$ 0   | \$ 423.00                          | \$ 272.00                  | \$ 313.00              | \$0.09                        |
| Public Services   | \$ 0   | \$1,109.00                         | \$ 710.00                  | \$ 810.00              | \$0.24                        |
| Total   | \$11,065.00  | \$14,022.00                        | \$8,974.00                 | \$10,352.00            | \$3.04                        |

| Development Impact Fees (effective for projects submitted after July 16, 2018) |                           |                                     |  |                           |                        |
|--|---------------------------|-------------------------------------|--|---------------------------|------------------------|
| Development Impact Fees  |                           |                                     |  |                           |                        |
| Facility   | Single Family Residential | Multi-Family Residential (per unit) | Commercial/ Office/Retail (per 1,000 SF) | Industrial (per 1,000 SF) | Hotel/Motel (per room) |
| Fire Suppression   | \$ 648.00                 | \$ 491.00                           | \$ 187.00                                | \$ 908.00                 | \$ 88.00               |
| Police Facilities  | \$ 10.00                  | \$ 8.00                             | \$ 4.00                                  | \$ 16.00                  | \$ 2.00                |
| Animal Control Facilities  | \$ 223.00                 | \$ 176.00                           | \$ 0.00                                  | \$ 0.00                   | \$ 0.00                |
| City Hall Facilities   | \$ 530.00                 | \$ 424.00                           | \$ 194.00                                | \$ 837.00                 | \$ 81.00               |
| Records Storage Facilities   | \$ 26.00                  | \$ 20.00                            | \$ 9.00                                  | \$ 41.00                  | \$ 4.00                |
| Drainage   | \$ 963.00                 | \$ 367.00                           | \$ 300.00                                | \$ 632.00                 | \$ 213.00              |
| Streets  | \$ 9,952.00               | \$6,895.00                          | \$6,000.00                               | \$1,500.00                | \$7,001.00             |
| <b>Total</b>   | <b>\$12,352.00</b>        | <b>\$8,381.00</b>                   | <b>\$6,694.00</b>                        | <b>\$3,934.00</b>         | <b>\$7,389.00</b>      |

| Park Fee                                     |                               |
|--|-------------------------------|
| Park Fee- New Tracts/Subdivisions (per unit) |                               |
| \$5,486.50                                   | \$5,461.50+ \$25.00 admin fee |

| School Fee   |                                  |
|--|----------------------------------|
| School Fee   |                                  |
| Residential new construction                         | \$5.25/sq. ft. + \$25 admin fee  |
| Residential additions (if under 500 sq. ft., exempt) | \$3.79/ sq. ft. + \$25 admin fee |
| Commercial/Industrial                                | \$0.61/ sq. ft. + \$25 admin fee |
| Senior Citizen Housing Project                       | \$0.61/ sq. ft. + \$25 admin fee |



|  |         |
|--|---------|
| <b>Assessment District 91-1 Buy-In Fees (Per Resolution No. 93-20)</b>                               |         |
| Development not within Assessment District 91-1 but benefiting from improvements within the District |         |
| Street Improvements (per acre)   | \$2,587 |
| Sewer Improvements (per acre)  | \$729   |
| Water Improvements (per acre)  | \$507   |
| Fire Station Improvements (per acre)   | \$730   |

|  |                     |
|--|---------------------|
| <b>A-04 Drainage DIF Fees (Per Resolution No. 2020-69)</b> |                     |
| Single Family Residential                                  | \$10,539/unit       |
| Multifamily  | \$5,018.63          |
| Non-Residential  | \$2,462.65/1,000 sf |

\*\*For current sewer and water meter rates, please contact the Engineering Division at (760) 947-1449.

\*\* The portion of sewer fees remitted by City to Victor Valley Water Reclamation Agency will include a \$25 administrative fee to the City



**Hesperia Water District**  
**Water / Sewer Connection Fee Summary**  
**COMMERCIAL/INDUSTRIAL      Effective May 17, 2020**  
HWD 2020-08

### Water Meters

\* All water meter fees are based on Building Plan submittal date. This rate includes District installation of service line.

| Size | Meter  | Installation | Facilities Fee | Supplemental Water Fee | Total        |
|------|--------|--------------|----------------|------------------------|--------------|
| 3/4" | 162.00 | 1,240.00     | 3,513.00       | 3,076.00               | \$ 7,991.00  |
| 1"   | 182.00 | 1,240.00     | 5,270.00       | 4,614.00               | \$ 11,306.00 |

| Size   | Labor  | Equipment | Street Repair | Meter and Materials | Facilities Fee | Supplemental Water Fee | Total         |
|--------|--------|-----------|---------------|---------------------|----------------|------------------------|---------------|
| 1-1/2" | 727.00 | 941.00    | 1,796.00      | 1,145.00            | 14,052.00      | 12,304.00              | \$ 30,965.00  |
| 2"     | 727.00 | 941.00    | 1,796.00      | 1,666.00            | 22,483.00      | 19,686.00              | \$ 47,299.00  |
| 3"     | 820.00 | 1,008.00  | 1,796.00      | 3,350.00            | 44,966.00      | 39,373.00              | \$ 91,313.00  |
| 4"     | 820.00 | 1,008.00  | 1,796.00      | 3,830.00            | 70,260.00      | 61,520.00              | \$ 139,234.00 |
| 6"     | -      | -         | -             | -                   | 140,520.00     | 123,040.00             | \$ 263,560.00 |
| 8"     | -      | -         | -             | -                   | 224,832.00     | 196,864.00             | \$ 421,696.00 |

\*cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal

### Fire Services

\* All fire service fees are based on Building Plan submittal date. District does not make connections.

| Size | Facilities Fee | Supplemental Water Fee | Total        |
|------|----------------|------------------------|--------------|
| 2"   | \$ 702.60      | \$ -                   | \$ 702.60    |
| 3"   | \$ 1,405.20    | \$ -                   | \$ 1,405.20  |
| 4"   | \$ 2,810.40    | \$ -                   | \$ 2,810.40  |
| 6"   | \$ 4,215.60    | \$ -                   | \$ 4,215.60  |
| 8"   | \$ 9,133.80    | \$ -                   | \$ 9,133.80  |
| 10"  | \$ 14,052.00   | \$ -                   | \$ 14,052.00 |

### Sewer Connections

\*Sewer connection fees are based on Building Permit issuance date. District does not make connections.

| Victor Valley Waste Water Reclamation Authority |              | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
|---|--------------|------------------|--------------------------|---------------|
| Effective Date                                  | July 1, 2009 | \$ 187.50        | 20 Fixture Units         | \$ 3,750.00   |
| Effective Date                                  | July 1, 2014 | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00   |

| Hesperia Water District |                  | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
|-------------------------|------------------|------------------|--------------------------|---------------|
| Effective Date          | February 1, 2008 | \$ 70.45         | 20 Fixture Units         | \$ 1,409.00   |

Fixture units will be calculated by Hesperia Water District based on approved Building Plans.



# Hesperia Water District Water / Sewer Connection Fee Summary SINGLE FAMILY RESIDENTIAL

**Effective January 19, 2020**

HWD 2019-12

## Water Meters

\* All water meter fees are based on Building Plan submittal date. This rate includes District installation of service line.

| Size | Meter  | Installation | Facilities Fee | Supplemental Water Fee | Total        |
|------|--------|--------------|----------------|------------------------|--------------|
| 3/4" | 162.00 | 1,240.00     | 3,513.00       | 3,076.00               | \$ 7,991.00  |
| 1"   | 182.00 | 1,240.00     | 5,270.00       | 4,614.00               | \$ 11,306.00 |

| Size   | Labor  | Equipment | Street Repair | Meter and Materials | Facilities Fee | Supplemental Water Fee | Total         |
|--------|--------|-----------|---------------|---------------------|----------------|------------------------|---------------|
| 1-1/2" | 727.00 | 941.00    | 1,796.00      | 1,145.00            | 14,052.00      | 12,304.00              | \$ 30,965.00  |
| 2"     | 727.00 | 941.00    | 1,796.00      | 1,666.00            | 22,483.00      | 19,686.00              | \$ 47,299.00  |
| 3"     | 820.00 | 1,008.00  | 1,796.00      | 3,350.00            | 44,966.00      | 39,373.00              | \$ 91,313.00  |
| 4"     | 820.00 | 1,008.00  | 1,796.00      | 3,830.00            | 70,260.00      | 61,520.00              | \$ 139,234.00 |
| 6"     | -      | -         | -             | -                   | 140,520.00     | 123,040.00             | \$ 263,560.00 |
| 8"     | -      | -         | -             | -                   | 224,832.00     | 196,864.00             | \$ 421,696.00 |

\*cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal

## Fire Services

\* All fire service fees are based on Building Plan submittal date. District does not make connections.

| Size | Facilities Fee | Supplemental Water Fee | Total        |
|------|----------------|------------------------|--------------|
| 2"   | \$ 702.60      | \$ -                   | \$ 702.60    |
| 3"   | \$ 1,405.20    | \$ -                   | \$ 1,405.20  |
| 4"   | \$ 2,810.40    | \$ -                   | \$ 2,810.40  |
| 6"   | \$ 4,215.60    | \$ -                   | \$ 4,215.60  |
| 8"   | \$ 9,133.80    | \$ -                   | \$ 9,133.80  |
| 10"  | \$ 14,052.00   | \$ -                   | \$ 14,052.00 |

## Sewer Connections

\*Sewer connection fees are based on Building Permit issuance date. District does not make connections.

| Victor Valley Waste Water Reclamation Authority |              | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
|---|--------------|------------------|--------------------------|---------------|
| Effective Date                                  | July 1, 2009 | \$ 187.50        | 20 Fixture Units         | \$ 3,750.00   |
| Effective Date                                  | May 1, 2020  | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00   |

| Hesperia Water District |                  | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
|-------------------------|------------------|------------------|--------------------------|---------------|
| Effective Date          | February 1, 2008 | \$ 70.45         | 20 Fixture Units         | \$ 1,409.00   |

Fixture units will be calculated by Hesperia Water District based on approved Building Plans.



# Hesperia Water District Water / Sewer Connection Fee Summary MULTI-FAMILY/HOTEL-MOTEL

**Effective January 19, 2020**  
HWD 2019-12

## Water Meters

\* All water meter fees are based on Building Plan submittal date. This rate includes District installation of service line.

| Size | Meter  | Installation | Facilities Fee | Supplemental Water Fee | Total       |
|------|--------|--------------|----------------|------------------------|-------------|
| 3/4" | 162.00 | 1,240.00     | 3,513.00       | # of units *3,076      | \$ 4,915.00 |
| 1"   | 182.00 | 1,240.00     | 5,270.00       | # of units *3,076      | \$ 6,692.00 |

| Size   | Labor | Equipment | Street Repair | Meter and Materials | Facilities Fee | Supplemental Water Fee | Total         |
|--------|-------|-----------|---------------|---------------------|----------------|------------------------|---------------|
| 1-1/2" |       |           |               | 1,145.00            | 14,052.00      | # of units *3,076      | \$ 15,197.00  |
| 2"     |       |           |               | 1,666.00            | 22,483.00      | # of units *3,076      | \$ 24,149.00  |
| 3"     |       |           |               | 3,350.00            | 44,966.00      | # of units *3,076      | \$ 48,316.00  |
| 4"     |       |           |               | 3,830.00            | 70,260.00      | # of units *3,076      | \$ 74,090.00  |
| 6"     | -     | -         | -             | -                   | 140,520.00     | # of units *3,076      | \$ 140,520.00 |
| 8"     |       |           |               |                     | 224,832.00     | # of units *3,076      | \$ 224,832.00 |

\*cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal

\*\*Supplemental water fee for Hotels and Motels shall be determined by City Engineer at time of submittal

## Fire Services

\* All fire service fees are based on Building Plan submittal date. District does not make connections.

| Size | Facilities Fee | Supplemental Water Fee | Total        |
|------|----------------|------------------------|--------------|
| 2"   | \$ 702.60      | \$ -                   | \$ 702.60    |
| 3"   | \$ 1,405.20    | \$ -                   | \$ 1,405.20  |
| 4"   | \$ 2,810.40    | \$ -                   | \$ 2,810.40  |
| 6"   | \$ 4,215.60    | \$ -                   | \$ 4,215.60  |
| 8"   | \$ 9,133.80    | \$ -                   | \$ 9,133.80  |
| 10"  | \$ 14,052.00   | \$ -                   | \$ 14,052.00 |

## Sewer Connections

\*Sewer connection fees are based on Building Permit issuance date. District does not make connections.

|  |                  | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
|--|------------------|------------------|--------------------------|---------------|
| <b>Victor Valley Waste Water Reclamation Authority</b> |                  |                  |                          |               |
| Effective Date   | July 1, 2009     | \$ 187.50        | 20 Fixture Units         | \$ 3,750.00   |
| Effective Date   | May 1, 2020      | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00   |
|  |                  | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
| <b>Hesperia Water District</b>                         |                  |                  |                          |               |
| Effective Date   | February 1, 2008 | \$ 70.45         | 20 Fixture Units         | \$ 1,409.00   |

Fixture units will be calculated by Hesperia Water District based on approved Building Plans.

## **APPENDIX C HOURLY RATES**

1. Cost Recovery – It is the intent of the City Council to recover all costs reasonably borne.
2. Costs Reasonably Borne. Costs reasonably borne are determined in Ordinance 107 and include the following:
  - a. Direct costs – Includes salaries, overtime, benefits, materials and supplies, and contract costs.
  - b. Indirect costs – Includes equipment, printing, vehicles and maintenance costs.
  - c. Fixed asset recovery – Includes buildings, tenant improvements, vehicles, field and office equipment.
  - d. Departmental overhead – Includes management and others involved in departmental administration.
  - e. General overhead – Includes City Council, City Manager, City Attorney, Finance, Administrative Services, City Clerk, Non-Departmental (including insurance and utilities).
  - f. Debt-service – Includes payments less lease receipts for City owned structures.
3. Hourly Rates for Employees

### Community Development

|                                     |          |
|-------------------------------------|----------|
| 1. Administrative Analyst           | \$107.78 |
| 2. Animal Control Officer           | \$ 95.12 |
| 3. Associate Planner                | \$131.32 |
| 4. Building Inspector               | \$102.52 |
| 5. Code Enforcement Officer         | \$107.81 |
| 6. Community Development Technician | \$ 91.58 |
| 7. Plans Examiner                   | \$110.90 |
| 8. Senior Animal Control Officer    | \$ 98.53 |
| 9. Senior Planner                   | \$140.35 |

### Engineering

|                                 |          |
|---------------------------------|----------|
| 1. Administrative Analyst       | \$105.14 |
| 2. Assistant Engineer           | \$114.79 |
| 3. Construction Inspector       | \$106.52 |
| 4. Engineering Technician       | \$ 92.89 |
| 5. Management Analyst           | \$112.21 |
| 6. Office Assistant             | \$ 90.43 |
| 7. Project Construction Manager | \$132.12 |
| 8. Senior Engineer              | \$129.49 |
| 9. Senior Office Assistant      | \$ 93.51 |

## APPENDIX "B"

### SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT FISCAL YEAR 2018/2019 FEE SCHEDULE

#### Community Safety Division

#### Section A - Construction Permits:

- D. Fire Sprinkler Systems:
1. Commercial /Industrial National Fire Protection Association (NFPA) 13 Fire Sprinkler System – Modifications:
    - Plan Review ..... \$164.00
    - Inspection, 1-5 fire sprinkler heads, per riser..... \$184.00
    - Inspection, 6-19 fire sprinkler heads, per riser..... \$307.00
    - Inspection, 20-50 fire sprinkler heads, per riser..... \$368.00
    - Inspection, 51-100- fire sprinkler heads, per riser..... \$460.00
    - Inspection, 101-350 fire sprinkler heads, per riser..... \$537.00
    - Inspection, >350 fire sprinkler heads, per riser..... \$613.00
  2. Commercial/Industrial NFPA 13 Fire Sprinkler System- New First Riser (Per Building):
    - Plan Review ..... \$574.00
    - Inspection, 1-20 fire sprinkler heads, 1st riser ..... \$307.00
    - Inspection, 21-50 fire sprinkler heads, 1st riser ..... \$368.00
    - Inspection, 51-100 fire sprinkler heads, 1st riser ..... \$460.00
    - Inspection, 101-350 fire sprinkler heads, 1st riser ..... \$537.00
    - Inspection >350 fire sprinkler heads, 1st riser ..... \$613.00
    - Each additional riser (same hazard class)..... \$184.00
  3. Commercial Fire Pump:
    - Plan Review ..... \$738.00
    - Inspection ..... \$613.00
  4. Single Family Residential - NFPA 13D Fire Sprinkler:
    - Plan Review ..... \$369.00
    - Inspection, 1-3,600 sq. ft. .... \$429.00
    - (III) Inspection, 3,601-5,000 sq. ft. .... \$552.00
    - 7) Inspection, >5,000 sq. ft ..... \$674.00
    - 8) Inspection, Tract homes ..... \$337.00
    - 9) Modifications to existing system (per riser)..... \$245.00
    - 10) Manufactured Home-Factory installed sprinklers..... \$293.00
    - 11) Tank or well supply, bucket test or pump test..... \$153.00
  5. Multi-Family Residential Fire Sprinkler, NFPA 13R (Per Riser):
    - Plan Review ..... \$656.00
    - Inspection, 1-50 fire sprinkler heads, per riser..... \$491.00
    - Inspection, 51-100 fire sprinkler heads, per riser..... \$613.00
    - Inspection, >100 fire sprinkler heads, per riser..... \$981.00
    - Modification to existing system..... \$613.00
  6. Private Underground Fire Line:
    - Plan Review ..... \$410.00

## APPENDIX "B"

|    |     |   |          |
|----|-----|---|----------|
|    | •   | Inspection, 1-10 risers/hydrants, per system .....                    | \$552.00 |
|    | •   | Inspection, 11-20 risers/hydrants, per system .....                   | \$674.00 |
|    | •   | Inspection, 21-30 risers/hydrants, per system .....                   | \$736.00 |
|    | •   | Inspection, 31-40 risers/hydrants, per system .....                   | \$797.00 |
|    | •   | Inspection, >40 risers/hydrants, per system .....                     | \$858.00 |
| 7. |     | In-Rack Sprinklers:   |          |
|    | •   | Plan Review .....   | \$492.00 |
|    | •   | Inspection, 1-10 sprinkler heads, per riser .....                     | \$368.00 |
|    | •   | Inspection, 11-20 sprinkler heads, per riser .....                    | \$491.00 |
|    | •   | Inspection, 21-30 sprinkler heads, per riser .....                    | \$674.00 |
|    | •   | Inspection, >30 sprinkler heads, per riser .....                      | \$858.00 |
| E. |     | Pre-Engineered Systems/Equipment:                                     |          |
|    | 1.  | Plan Review .....   | \$410.00 |
|    | 2.  | Inspection, Spray/Dipping/Powder coating booths,<br>per booth .....   | \$460.00 |
|    | 3.  | Inspection, Industrial Ovens, per system .....                        | \$215.00 |
|    | 4.  | Inspection, Vapor Recovery, per system .....                          | \$215.00 |
|    | 5.  | Inspection, Refrigeration, per system .....                           | \$460.00 |
|    | 6.  | Inspection, Dust Collection, per system .....                         | \$460.00 |
|    | 7.  | Inspection, Hood and Duct Extinguishing System, per<br>system .....   | \$399.00 |
|    | 8.  | Inspection, Gas System, per system .....                              | \$460.00 |
|    | 9.  | Inspection, Smoke Control System, per system .....                    | \$705.00 |
|    | 10. | Inspection, Battery System, per system .....                          | \$337.00 |
|    | 11. | Inspection, Special Extinguishing System, per system .....            | \$582.00 |
|    | 12. | Inspection, Commercial Solar Power Generating Station .....           | \$337.00 |
|    | 13. | Inspection, Commercial Structure-Mounted Photovoltaic<br>System ..... | \$337.00 |
|    | 14. | Inspection, Emergency Responder Radio Coverage<br>System .....        | \$582.00 |
|    | 15. | Inspection, Marinas with Fueling (serving 5 or more<br>vessels) ..... | \$460.00 |
| F. |     | High-Piled Combustible Storage:                                       |          |
|    | 1.  | Plan Review .....   | \$410.00 |
|    | (B) | Inspection, 500-10,000 sq. ft. ....                                   | \$337.00 |
|    | (C) | Inspection, 10,001-50,000 sq. ft. ....                                | \$460.00 |
|    | (D) | Inspection, 50,001-100,000 sq. ft. ....                               | \$582.00 |
|    | (E) | Inspection, each additional 100,000 sq. ft. ....                      | \$337.00 |
| G. |     | Hose Rack/Standpipe Systems:  |          |
|    | 1.  | Plan Review .....   | \$492.00 |
|    | 2.  | Inspection, 1-5 Hose Racks/Standpipes .....                           | \$368.00 |
|    | 3.  | Inspection, 6-10 Hose Racks/Standpipes .....                          | \$491.00 |
|    | 4.  | Inspection, each additional hose rack/standpipe (over 10) .....       | \$61.00  |

## APPENDIX "B"

|     |  |          |
|-----|--|----------|
| H.  | Fire Alarm – New System (Per System):  |          |
| 1.  | Waterflow Monitoring System plan review.....                                       | \$328.00 |
| 2.  | Manual/Automatic Fire Alarm System plan review .....                               | \$492.00 |
| 3.  | Inspection, 1-10 initiating devices .....  | \$491.00 |
| 4.  | Inspection, 11-50 initiating devices .....   | \$674.00 |
| 5.  | Inspection, 51-100 initiating devices.....   | \$920.00 |
| 6.  | Inspection, >100 initiating devices, each additional 10<br>initiating devices..... | \$123.00 |
| I.  | Fire Alarm System Modifications (All Types)(Per System):                           |          |
| 1.  | Plan Review .....  | \$328.00 |
| 2.  | Inspection, 10 initiating devices.....   | \$368.00 |
| 3.  | Inspection, each additional 10 initiating devices.....                             | \$184.00 |
| 4.  | Inspection, Fire Alarm Control Panel upgrade.....                                  | \$184.00 |
| J.  | Aboveground Storage Tank:  |          |
| 1.  | Plan Review .....  | \$328.00 |
| 2.  | Inspection, 1st tank at location .....   | \$368.00 |
| 3.  | Inspection, each additional tank .....   | \$184.00 |
| K.  | Single Family Residential Construction Projects:                                   |          |
| 1.  | Plan Review .....  | \$164.00 |
| 2.  | Inspection, new construction .....   | \$153.00 |
| 3.  | Inspection, tract home (per lot).....  | \$123.00 |
| 4.  | Inspection, addition .....   | \$92.00  |
| L.  | Multi-Family Residential Construction Projects:                                    |          |
| 1.  | Plan Review .....  | \$492.00 |
| (B) | Inspection, 1-10,000 sq. ft. ....  | \$552.00 |
| (C) | Inspection, 10,001-25,000 sq. ft. ....   | \$690.00 |
| (D) | Inspection, 25,001-50,000 sq. ft. ....   | \$828.00 |
| (E) | Inspection, >50,000 sq. ft, each additional 1,000 sq. ft.....                      | \$31.00  |
| M.  | Commercial/Industrial New Construction Projects:                                   |          |
| 1.  | Plan Review .....  | \$492.00 |
| (B) | Inspection, 1-10,000 sq. ft. ....  | \$368.00 |
| (C) | Inspection, 10,001-50,000 sq. ft. ....   | \$628.00 |
| (D) | Inspection, 50,001-100,000 sq. ft. ....  | \$766.00 |
| (E) | Inspection, 100,001-500,000 sq. ft. ....   | \$843.00 |
| (F) | Inspection, 500,001 to 1,000,000 sq. ft. ....                                      | \$981.00 |
| D.  | Inspection, >1,000,000 sq. ft., each additional<br>100,000 sq. ft. ....            | \$429.00 |
| E.  | Miscellaneous construction projects.....   | \$184.00 |
| N.  | Commercial Tenant Improvements:  |          |



## APPENDIX "B"

|     |   |          |
|-----|---|----------|
| 1.  | Plan Review .....   | \$369.00 |
| (B) | Inspection, 1-10,000 sq. ft. ....                                       | \$307.00 |
| (C) | Inspection, 10,001-50,000 sq. ft. ....                                  | \$567.00 |
| (D) | Inspection, 50,001-100,000 sq. ft. ....                                 | \$705.00 |
| •   | Inspection, >100,000 sq. ft., each additional 10,000 sq. ft....         | \$245.00 |
| •   | Miscellaneous tenant improvement projects .....                         | \$184.00 |
| O.  | Planning Projects:  |          |
| 1.  | Site Plan Review .....  | \$738.00 |
| 2.  | Revision to an Approved Action .....                                    | \$492.00 |
| 3.  | Conditional Use Permit (CUP).....                                       | \$902.00 |
| 4.  | CUP-Cell Site Permit.....   | \$492.00 |
| 5.  | Minor Use Permit .....  | \$492.00 |
| 6.  | Fuel Modification Plan (per hour) .....                                 | \$109.00 |
| 7.  | Specific Plans.....   | \$902.00 |
| 8.  | Environmental Impact Report (EIR) per hour .....                        | \$109.00 |
| 9.  | Subdivisions/Tract Maps/Mobilehome Parks:                               |          |
| •   | Tentative Parcel Map (1-4 lots) .....                                   | \$328.00 |
| •   | Tentative Tract Map (5-300 lots).....                                   | \$656.00 |
| •   | Tentative Tract-Map (301+ lots).....                                    | \$820.00 |
| •   | Mobilehome Park Site Plan Review.....                                   | \$738.00 |
| •   | Tenant Review (per hour).....   | \$109.00 |
| 10. | School Site Review .....  | \$164.00 |
| P.  | Water Improvement - Public Water Line (Plan Review):                    |          |
| 1.  | First 1-10 hydrants .....   | \$328.00 |
| 2.  | >10 hydrants, each additional 10 hydrants.....                          | \$164.00 |
| Q.  | Other Miscellaneous Development Review Fees:                            |          |
| 1.  | Hazardous Material Review- per hour .....                               | \$109.00 |
| 2.  | Technical Analysis/Opinion Report- per hour .....                       | \$109.00 |
| 3.  | Alternate Materials and Methods Request- per hour .....                 | \$109.00 |
| R.  | Revision of a previously approved plan or As-Builts .....               | \$246.00 |
| S.  | Plan re-submittal, each subsequent submittal after 2nd (per hour) ..... | \$109.00 |

### Section B – Annual Operational Permits:

|     |                                  |          |
|-----|----------------------------------|----------|
| 4.  | Base Permit Fee – Facility Size: |          |
| (A) | 0-5,000 sq. ft. ....             | \$170.00 |
| (B) | 5,001-10,000 sq. ft. ....        | \$222.00 |
| (C) | 10,001-50,000 sq. ft .....       | \$275.00 |
| (D) | 50,001-100,000 sq. ft. ....      | \$419.00 |
| (E) | 100,001-500,000 sq. ft .....     | \$534.00 |
| (F) | 500,001-1,000,000 sq. ft. ....   | \$739.00 |

## APPENDIX "B"

|      |   |            |
|------|---|------------|
| (G)  | > 1,000,000 sq. ft .....                                | \$1,123.00 |
| 5.   | Annual Operational Permit – per Permit:                 |            |
| a.   | Low Hazard:   |            |
|      | • Automobile Wrecking Yards .....                       | \$35.00    |
|      | • Cellulose Nitrate Film .....                          | \$35.00    |
|      | • Open Flames and Candles .....                         | \$35.00    |
|      | • Places of Assembly 50-299 .....                       | \$35.00    |
| b.   | Medium Hazard:  |            |
|      | • Carbon Dioxide Enrichment Systems .....               | \$70.00    |
|      | • Carbon Dioxide Systems in Beverage Dispensing .....   | \$70.00    |
|      | • Combustible Fibers .....                              | \$70.00    |
|      | • Covered and Open Mall Buildings .....                 | \$70.00    |
|      | • Dry Cleaning.....                                     | \$70.00    |
|      | • Fixed Hood & Duct Extinguishing Systems.....          | \$70.00    |
|      | • Industrial Ovens .....                                | \$70.00    |
|      | • Liquid or Gas Fuel Equipment in Assembly Buildings .. | \$70.00    |
| (IX) | Lumber Yards and Woodworking .....                      | \$70.00    |
| (1)  | Miscellaneous Combustible Storage .....                 | \$70.00    |
| (2)  | Motor Vehicle Fuel Dispensing .....                     | \$70.00    |
| (3)  | Pyroxylin Plastics .....                                | \$70.00    |
| (4)  | Places of Assembly 300-999 Occupants .....              | \$70.00    |
| (5)  | Production Facilities .....                             | \$70.00    |
| (6)  | Refrigeration Equipment.....                            | \$70.00    |
| (7)  | Rooftop Heliports.....                                  | \$70.00    |
| (8)  | Storage of Scrap Tires and Tire Byproducts.....         | \$70.00    |
| (9)  | Waste Handling .....                                    | \$70.00    |
| (10) | Wood, Manure, and Organic Product Storage.....          | \$70.00    |
| c.   | High Hazard:  |            |
|      | • Aerosol Products .....                                | \$105.00   |
|      | • Aviation Facilities.....                              | \$105.00   |
|      | • Battery Systems .....                                 | \$105.00   |
|      | • Combustible Dust Producing Operations.....            | \$105.00   |
|      | • Compressed Gases.....                                 | \$105.00   |
|      | • Cryogenic Fluids.....                                 | \$105.00   |
|      | • Cutting and Welding .....                             | \$105.00   |
|      | • Explosives .....                                      | \$105.00   |
|      | • Flammable and Combustible Liquids.....                | \$105.00   |
|      | • High-piled Combustible Storage .....                  | \$105.00   |
|      | • Hot Works Operations .....                            | \$105.00   |
|      | • HPM facilities.....                                   | \$105.00   |
|      | • Liquefied Petroleum Gasses .....                      | \$105.00   |
|      | • Magnesium.....  | \$105.00   |
|      | • Organic Coatings.....                                 | \$105.00   |
|      | • Pallet Yards .....                                    | \$105.00   |
|      | • Places of Assembly 1,000+ Occupants .....             | \$105.00   |

## APPENDIX "B"

|                                 |          |
|---------------------------------|----------|
| • Plant Extraction Systems..... | \$105.00 |
| • Repair Garages .....          | \$105.00 |
| • Spraying or Dipping .....     | \$105.00 |
| • Tire Rebuilding Plants .....  | \$105.00 |

6. Fee will be charged Base Fee + Annual Operating Permit fee- per permit based on number of permits for Facility.

### Section C – Special Event/Temporary Use Permits:

|      |   |          |
|------|---|----------|
| (9)  | Miscellaneous Counter Permit (No inspection required) .....           | \$51.00  |
| (10) | Application Review:   |          |
|      | • Minor Special Event/Temporary Use Application .....                 | \$103.00 |
|      | • Major Special Event/Temporary Use/Film Permit Application .....     | \$161.00 |
| (11) | Minor Special Event/Temporary Uses – inspection (up to 0.5 hour):     |          |
|      | • Miscellaneous Minor Event (up to 500 attendees).....                | \$152.00 |
|      | • Seasonal Sales Lot .....  | \$152.00 |
|      | • Model Rocket Launching.....   | \$152.00 |
|      | • Haunted House/Fun House/Maze .....                                  | \$152.00 |
|      | • Bonfire.....  | \$152.00 |
|      | • Tents, canopies and temporary membrane structure .....              | \$152.00 |
|      | • Each additional tent, canopy and temporary membrane structure ..... | \$19.00  |
| (12) | Major Special Event/Temporary Uses – Inspection (up to 2 hours):      |          |
|      | • Miscellaneous Major Event (501+ attendees) .....                    | \$323.00 |
|      | • Fireworks Booth .....   | \$323.00 |
|      | • Film Shoot with Hazards (First Two Hours).....                      | \$323.00 |
| (13) | Fireworks Public Display:   |          |
|      | • Minor (up to 2 hours).....  | \$437.00 |
|      | • Major (over 2 and up to 4 hours) .....                              | \$779.00 |
| (14) | Inspection – each additional hour .....                               | \$114.00 |

### Section D – Occupancies Requiring Mandated Inspections:

|      |   |          |
|------|---|----------|
| (15) | State Fire Marshal Regulated Occupancies:   |          |
|      | (A) Organized Camps – Group C Occupancy .....   | \$276.00 |
|      | (B) Day Care Facility – Group E Occupancy - 7 or more clients (not requiring assistance) Initial inspection up to 2 hrs ..... | \$337.00 |
|      | (C) Public and Private Schools – Group E Occupancy.....   | \$276.00 |
|      | (D) Health Care Facilities/Nursing homes/Detox Centers – Group I-2 Occupancy – Initial inspection up to 2 hrs .....           | \$337.00 |
|      | (E) Detention facility - Group I-3 Occupancy – Initial inspection up to 2 hrs .....   | \$337.00 |
|      | (F) Day Care Facility (7+ persons) requiring assistance – Group I-4 – Initial inspection up to 2 hrs.....                     | \$337.00 |
|      | (G) Multi-Family housing – (Hotel/Motel/Apartments) Group R-1/R-2   |          |

## APPENDIX "B"

- 3-15 dwelling units..... \$322.00
  - Each additional 10 dwelling units over 15..... \$199.00
  - (H) Residential Care Facility – Group R-2.1 Occupancy ..... \$399.00
  - (I) Family Day Care (large & small) – Group R-3 Occupancy ... \$230.00
  - (J) Residential Care Facility – R-3.1 Occupancy ..... \$261.00
  - (K) Residential Care Facility – R-4 Occupancy ..... \$322.00
  - (L) High Rise, Initial inspection up to 2 hrs ..... \$337.00
  - (M) State Fire Marshal Regulated Occupancy – Day Care,  
Health Care, Detention Facilities, and High Rises, per  
additional hour after 2 hrs..... \$123.00
- (16) San Bernardino County Code Mandated Facility inspections (Adult-oriented facility, Massage Clinic, Theaters)
- (A) Initial inspection up to 2 hrs..... \$337.00
  - (B) Inspection, per additional hour after 2 hrs ..... \$123.00

### Section E – Miscellaneous Fees:

- (H) Cause and origin reports and related correspondences (each) ..... \$75.00
- (I) Administrative Charges:
  - Failure to obtain a permit..... Double Actual Fee
  - Failure to renew permit..... Double Actual Fee
  - Fire extinguisher/demo training propane – up to 1 hour ..... \$461.00
  - Each additional hour Fire extinguisher/demo training propane..... \$153.00
  - Juvenile Firesetters Intervention – Program:
    - Initial Intervention session – per Juvenile ..... \$380.00
    - Group Intervention – per Juvenile..... \$417.00
  - General Field Activity (per hour)..... \$273.00
  - Time Extension/Permit Renewal ..... \$44.00
  - Archive/File Retention Fee:
    - Large Plans:
      - First page..... \$10.00
      - Each additional page ..... \$5.00
    - Regular Sheets (per page) ..... \$1.00

### Administrative Services

#### Section F - Administrative Services Fees:

- (R) Duplication fee with certification stamp, per page ..... \$0.28
- (S) Duplication fee, per page ..... \$0.25
- (T) Release of notice of pendency/release of lien/ special  
assessment.....\$207.00/each

## APPENDIX "B"

- (U) Delinquency provisions: a thirty-five percent (35%) fee shall be added to each of the fees, including applicable State fees which become delinquent after thirty (30) days from the invoice date.
- (V) Hearing fees (Permit suspension or revocation; Abatement appeal; Citation/Billing appeal; and Administrative hearings) ..... \$144.00/hearing
- (W) Court cost:
- Recover administrative expense for staff court appearances ..... Actual cost
  - Administrative Fee ..... \$64.00
- (X) Payment Plan ..... \$86.00
- (Y) Enforcement Payment Plan ..... \$263.00
- (Z) Fiscal Administrative Fee ..... 16.5% of Actual cost
- (AA) Returned Check Fee ..... \$37.00
- (BB) Human Resources:
- Record subpoena fee – research/preparation ..... \$16.00/hour
  - Civil subpoena witness fee ..... \$150.00/day
- (CC) Annexation Fee for parcels annexed into a Community Facilities District ..... Actual Cost (\$5,000.00 deposit required)

### **Hazardous Materials Division**

#### **Section G - Hazardous Materials Division Program Fees:**

- (1) Hazardous waste and hazardous materials program fees:
- (A) Hazardous waste generator inspection program fees:
- Conditionally Exempt Small Quantity Generator Special ..... \$266.00
  - Conditionally Exempt Small Quantity Generator ..... \$201.00
  - Small Quantity Generator ..... \$292.00
  - Large Quantity Generator ..... \$474.00
  - Super Large Quantity Generator ..... \$565.00
  - Universal Waste Handler Special ..... \$311.00
  - Universal Waste Handler for facility **with** another hazardous waste generator or handler fee ..... \$201.00
- (B) Resource Conservation and Recovery Act (RCRA) Hazardous Waste Inspection Program Fees:
- RCRA Large Quantity Generator Minimal ..... \$266.00
  - RCRA Large Quantity Generator ..... \$565.00

## APPENDIX "B"

- (C) Hazardous substance underground storage tank (UST) program permit fees:
- Regular UST annual inspection (per tank)..... \$895.00
  - Complex annual inspection – Vacuum Pressure Hydrostatic (VPH) or more than 8 dispensers (per tank) ..... \$1,395.00
  - Abandoned UST annual inspection (per tank)..... \$289.00
  - Plan check/construction permit fees:
    - Modifications/Repairs without excavation – includes 1 inspection ..... \$526.00
    - Modifications/Repairs with excavation ..... \$1,974.00
    - New Installations – up to 4 inspections ..... \$3,922.00
    - Resubmittals/As-Built, each submission ..... \$368.00
    - Temporary Closure (1 year)..... \$710.00
    - Tank Closure/Removal:
      - First tank ..... \$605.00
      - Each additional tank at same site..... \$157.00
    - Limited plan check for tank linings – First tank lining and multiple tank linings at each site .... \$315.00
  - Hazardous Materials Emergency Business Plan Review/Hazardous Materials Handler Fee:  
UST only – per year..... \$157.00
  - Hazardous Waste Generator Inspection Fee:  
Incidental to UST operation only – per year..... \$78.00
- (D) Onsite treatment fees (Fees are for highest fixed treatment unit per facility)
- Permit-by-Rule ..... \$441.00
  - Conditional Authorization..... \$395.00
  - Conditional Exemption..... \$213.00
  - Commercial Laundry ..... \$213.00
  - Conditional Exemption – Limited ..... \$213.00
- (E) Hazardous materials chemical handler inspection fees:
- 1-3 Chemicals Special..... \$220.00
  - 1-3 Chemicals ..... \$155.00
  - 4-10 Chemicals ..... \$246.00
  - 11-30 Chemicals ..... \$292.00
  - (V) 31-50 Chemicals ..... \$338.00
  - (II) 51-70 Chemicals ..... \$383.00
  - (III) 71+ Chemicals..... \$930.00
- (F) California Accidental Release Prevention Program (CalARP):
- Risk Management Plan (RMP) Review – per hour .... \$136.00

## APPENDIX "B"

- RMP Inspection (Fees are for highest covered process per facility.)
  - RMP Program 1 ..... \$156.00
  - RMP Program 2 ..... \$293.00
  - RMP Program 3 ..... \$567.00
  
- (G) Aboveground Petroleum Storage Act inspection program fees:
  - Conditionally Exempt (Tank facility located on a farm, nursery, logging site or construction site if no storage of petroleum exceeds 20,000 gallons and the cumulative storage capacity of the tank facility does not exceed 100,000 gallons.) ..... \$156.00
  - (II) 1,320 gallons – 10,000 gallons ..... \$201.00
  - (III) 10,001 gallons – 100,000 gallons ..... \$430.00
  - (IV) 100,001 gallons – 1,000,000 gallons ..... \$612.00
  - (V) 1,000,001 gallons – 10,000,000 gallons ..... \$658.00
  - (VI) 10,000,001 gallons or greater ..... \$932.00
  
- (2) Certified Unified Program Agency (CUPA) Annual Administrative Program Fee:
  - (A) Level 1 ..... \$151.00
  - (B) Level 2 ..... \$378.00
  - (C) Level 3 ..... \$1,513.00
  - (D) Level 4 ..... \$2,875.00
  - (E) Level 5 ..... \$4,843.00
  
- (3) Special Fees:
  - (A) Environmental audit, Phase I per hour ..... \$136.00
  - (B) Certificate of occupancy for hazardous materials facility - signoff ..... \$68.00
  - (C) Certificate of occupancy of hazardous materials facility – plan review and signoff..... \$136.00
  - (D) Request for Certified Hazardous Materials Records Search Finding Report..... \$109.00/hour
  - (E) List of permitted Facilities – Public Service, per hour ..... \$109.00
  - (F) Court Costs ..... Actual costs
  - (G) Special inspection - per hour ..... \$157.00
  - (H) Failure to keep field appointment (48 hour cancellation notice required) ..... \$157.00
  - (I) Same day short notice inspection – per hour ..... \$157.00
  - (J) After hours/overtime
    - Inspection (up to 3 hours) ..... \$473.00
    - Per additional hour after 3 hours ..... \$157.00
  - (K) Failed inspection, requiring a follow-up inspection (after initial and re-inspection) – per hour ..... \$157.00

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|     |   |             |
|-----|---|-------------|
| (L) | Working without an operating or repair/modification permit .....          | Double fee  |
| (M) | Failure to obtain a repair/modification permit.....                       | Double fee  |
| (N) | Voluntary Clean Up Program (VCP)  |             |
|     | • Initial application intake and review .....                             | \$1,473.00  |
|     | • Review and inspection, per additional hour .....                        | \$270.00    |
| (O) | Consulting per hour .....   | \$157.00    |
| (P) | Change of Ownership - Administrative .....                                | \$473.00    |
| (Q) | Investigation charges:  |             |
|     | • Material Costs .....  | Actual cost |
|     | • Laboratory analysis costs .....   | Actual cost |
|     | • Investigation personnel – per hour per person .....                     | \$157.00    |
|     | • Investigation personnel – per hour per person after hours .....         | \$473.00    |
| (R) | Emergency Response Charges:   |             |
|     | • Material/ equipment costs.....  | Actual cost |
|     | • Laboratory analysis costs .....   | Actual cost |
|     | • Emergency Response Personnel Cost per hour per person .....             | \$319.00    |
|     | • Emergency Response Personnel Cost per hour per person after hours ..... | \$522.00    |
|     | • Emergency Response Vehicle Costs per hour .....                         | \$18.00     |

### Section H - Cost Recovery

|     |  |          |
|-----|--|----------|
| (3) | <u>Employee Classification Hourly Rates</u>        |          |
|     | Accounting Tech .....                              | \$40.10  |
|     | Accounts Representative .....                      | \$34.08  |
|     | Admin Secretary I .....                            | \$37.54  |
|     | Admin Secretary II .....                           | \$41.98  |
|     | Admin Supervisor I.....                            | \$66.45  |
|     | Ambulance Operator EMT .....                       | \$22.91  |
|     | Ambulance Operator Paramedic.....                  | \$25.62  |
|     | Assistant Chief.....                               | \$176.86 |
|     | Assistant Emergency Communications Supervisor..... | \$64.73  |
|     | Assistant Emergency Services Division Mgr .....    | \$102.34 |
|     | Automated Systems Analyst I .....                  | \$55.16  |
|     | Automated Systems Analyst II .....                 | \$56.73  |
|     | Automated Systems Technician.....                  | \$47.01  |
|     | Budget Officer.....                                | \$85.11  |
|     | Business System Analyst 2.....                     | \$63.78  |
|     | Business System Analyst 3.....                     | \$81.72  |
|     | Call Taker .....                                   | \$33.34  |
|     | Collections Officer.....                           | \$41.37  |
|     | Communications Director.....                       | \$111.42 |
|     | Communications Technician .....                    | \$59.25  |
|     | Computerized Mapping Analyst .....                 | \$49.80  |



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|   |          |
|---|----------|
| Computerized Mapping Technician.....                    | \$43.52  |
| Deputy Fire Chief .....                                 | \$193.05 |
| District Emergency Services Supervisor Dispatcher ..... | \$63.61  |
| Emergency Communications Supervisor .....               | \$64.73  |
| Emergency Services Dispatch I Technician .....          | \$33.59  |
| Emergency Services Dispatcher.....                      | \$48.24  |
| Emergency Services Manager .....                        | \$102.56 |
| Emergency Services Officer .....                        | \$61.15  |
| Emergency Services SP PC100 (Extra Help PSE) .....      | \$34.38  |
| EMS Nurse Educator .....                                | \$88.74  |
| EMS Training Officer.....                               | \$93.52  |
| EMS Training Supervisor .....                           | \$90.18  |
| Equipment Parts Chaser .....                            | \$36.06  |
| Executive Assistant.....                                | \$58.39  |
| Facilities Attendant .....                              | \$26.68  |
| Finance Manager .....                                   | \$103.14 |
| Fire Chief .....  | \$247.91 |
| Fire Equipment Specialist .....                         | \$38.63  |
| Fire Equipment Technician 1 .....                       | \$32.01  |
| Fire Equipment Technician 2 .....                       | \$39.92  |
| Fiscal Assistant.....                                   | \$34.99  |
| Fiscal Specialist .....                                 | \$39.69  |
| GIMS Coordinator .....                                  | \$64.91  |
| HHW Event Coordinator .....                             | \$41.70  |
| Human Resources Assistant.....                          | \$42.85  |
| Human Resources Officer II.....                         | \$91.96  |
| Information System Analyst 2 .....                      | \$82.67  |
| Information System Analyst 3 .....                      | \$94.09  |
| Lead Mechanic .....                                     | \$71.52  |
| Maintenance Specialist .....                            | \$43.56  |
| Mechanic .....  | \$63.20  |
| Nurse Educator.....                                     | \$88.74  |
| Office Assistant I .....                                | \$25.62  |
| Office Assistant II .....                               | \$34.55  |
| Office Assistant III .....                              | \$34.70  |
| Office Specialist.....                                  | \$41.30  |
| Payroll Specialist.....                                 | \$38.50  |
| Personnel Services Supervisor .....                     | \$54.06  |
| Principal Budget Officer .....                          | \$91.17  |
| Programmer Analyst I .....                              | \$48.42  |
| Programmer Analyst II .....                             | \$63.78  |
| Programmer Analyst III .....                            | \$98.86  |
| PSE Call Taker (Extra Help) .....                       | \$20.26  |
| Public Information Officer.....                         | \$70.11  |
| Public Service Employee .....                           | \$20.39  |
| SCBA Technician.....                                    | \$46.59  |

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|                                      |         |
|--------------------------------------|---------|
| Senior Collections Officer .....     | \$54.88 |
| Staff Analyst I.....                 | \$51.98 |
| Staff Analyst II.....                | \$55.19 |
| Supervising Office Assistant I ..... | \$41.15 |
| Supervising Fiscal Specialist.....   | \$50.53 |
| Support Services Manager .....       | \$90.29 |
| Vehicle Parts Specialist .....       | \$50.89 |
| Vehicle Services Supervisor .....    | \$83.72 |
| Warehouse Center Supervisor.....     | \$47.03 |

### Community Safety/Fire Prevention

|  |          |
|--|----------|
| Deputy Fire Marshal, Community Safety..... | \$129.25 |
| Fire Prevention Officer .....              | \$59.70  |
| Fire Prevention Officer/Arson.....         | \$81.53  |
| Fire Prevention Specialist .....           | \$65.14  |
| Fire Prevention Specialist/Arson.....      | \$85.45  |
| Fire Prevention Supervisor .....           | \$80.65  |
| Fire Prevention Supervisor/Arson .....     | \$106.72 |
| Front Counter Technician .....             | \$39.39  |
| Senior Plans Examiner .....                | \$72.29  |

### Hazardous Materials

|   |          |
|---|----------|
| Fire Marshal.....                                     | \$177.16 |
| Deputy Fire Marshal, Hazardous Materials .....        | \$129.25 |
| Hazardous Materials Specialist Trainee.....           | \$43.13  |
| Hazardous Materials Specialist I.....                 | \$47.78  |
| Hazardous Materials Specialist II.....                | \$65.29  |
| Hazardous Materials Specialist II, HM Response .....  | \$85.75  |
| Hazardous Materials Specialist III.....               | \$69.77  |
| Hazardous Materials Specialist III, HM Response ..... | \$90.92  |
| Hazardous Materials Specialist IV .....               | \$78.83  |
| Hazardous Materials Specialist IV, HM Response.....   | \$91.67  |
| Supervising Haz Mat Specialist.....                   | \$80.08  |
| Supervising Haz Mat Specialist, HM Response .....     | \$86.06  |
| Training Officer HM RT .....                          | \$105.68 |
| Environmental Specialist III.....                     | \$55.46  |
| Environmental Specialist IV, HM Response.....         | \$82.61  |
| Environmental Technician I.....                       | \$33.44  |
| Environmental Technician II.....                      | \$46.87  |
| Environmental Technician III.....                     | \$53.22  |

### Suppression

|                       |          |
|-----------------------|----------|
| Battalion Chief ..... | \$139.97 |
| Captain .....         | \$74.20  |
| Division Chief.....   | \$166.75 |
| Engineer .....        | \$63.77  |

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|  |         |
|--|---------|
| Fire Fighter .....                             | \$54.52 |
| Fire Fighter Limited Term or Captain PCF ..... | \$17.82 |
| Fire Fighter EMT .....                         | \$59.54 |
| Fire Fighter Paramedic .....                   | \$62.32 |
| Fire Fighter PCF .....                         | \$14.40 |
| Fire Fighter Trainee .....                     | \$12.66 |
| Fire Suppression Aide (Extra-help) .....       | \$14.24 |
| Fire Suppression Aide II (Extra-help) .....    | \$15.65 |
| Fire Suppression Aide III (Extra-help) .....   | \$16.86 |
| Lieutenant PCF .....                           | \$17.00 |
| Engineer PCF .....                             | \$16.10 |
| Fire Suppression Aide II (Regular) .....       | \$29.74 |
| Fire Suppression Aide III (Regular) .....      | \$32.03 |

### Suppression Pay Differentials Based on Certifications

(Note - depending on the person responding the following hourly rates may be added to the above rates)

|  |        |
|--|--------|
| Paramedic.....   | \$0.82 |
| HAZMAT Full .....  | \$1.97 |
| HAZMP .....  | \$0.54 |
| USAR Full .....  | \$1.97 |
| USARP .....  | \$0.54 |
| Training Officer .....   | \$2.69 |
| Crew Superintendent .....                                      | \$4.49 |
| Crew Foreman .....   | \$2.69 |
| Heavy Equipment Operator .....                                 | \$3.59 |
| Air Rescue Firefighter (ARFF).....                             | \$1.97 |
| Flight Crew Captain .....                                      | \$4.49 |
| Flight Paramedic.....  | \$2.69 |
| Flight Paramedic, ARFF and Flight Crew Captain (Partial) ..... | \$0.54 |

#### (4) Equipment Rates

|   |               |
|---|---------------|
| <b>(Note - Equipment Rates do not include Staffing)</b> | <b>Hourly</b> |
| Airport Rescue Vehicle .....                            | \$348.64      |
| Ambulance.....  | \$79.86       |
| Boom Truck .....  | \$79.68       |
| Brush Patrol .....                                      | \$147.40      |
| Chipper (Includes Truck).....                           | \$59.96       |
| Crew Buggy – Vehicle Only .....                         | \$75.67       |
| Dozer TS (Includes Truck & Trailer).....                | \$202.16      |
| Dump Truck (3 Yard) .....                               | \$71.62       |
| Dump Truck (5 Yard) .....                               | \$74.31       |
| Dump Truck (10 Yard) .....                              | \$79.68       |
| Engine Type I & II .....                                | \$136.35      |
| Engine Type III.....                                    | \$84.09       |
| Excavator .....   | \$60.53       |

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|   |          |
|---|----------|
| Generator.....                                  | \$46.84  |
| Incident Command Post.....                      | \$307.14 |
| Incident Command Trailer & Truck .....          | \$133.97 |
| Heavy Rescue .....                              | \$214.29 |
| HM Hazmat Suppression Unit.....                 | \$239.29 |
| Light Rescue.....                               | \$108.33 |
| Medic Squad Unit.....                           | \$108.34 |
| Medium Rescue .....                             | \$203.01 |
| Mobile Communications Unit .....                | \$491.42 |
| Rescue Boat .....                               | \$272.84 |
| Skidsteer (Includes Truck & Trailer).....       | \$101.17 |
| Snow Cat (Includes Truck & Trailer) .....       | \$386.84 |
| Squad Unit.....                                 | \$61.94  |
| Transport Pilot Vehicle.....                    | \$33.85  |
| Utility Vehicle .....                           | \$27.96  |
| Water Tender <1999gpm .....                     | \$122.94 |
| Water Tender >1999gpm Plus .....                | \$128.59 |
| Wheeled Loaders (Includes Truck & Trailer)..... | \$190.88 |

(5) Administrative Penalties for False or Nuisance Fire Alarms

|  |                   |
|--|-------------------|
| First, Second, and Third Response..... | No charge         |
| Four to Five Responses.....            | \$100.00/response |
| Six to Seven Responses.....            | \$200.00/response |
| Eight or More Responses.....           | \$500.00/response |

| (6) | Structure | Protection | Fees |
|-----|-----------|------------|------|
|-----|-----------|------------|------|

|  |                     |
|--|---------------------|
| Residential/Duplex.....                    | \$500.00/response   |
| Multiple Units Commercial, Industrial..... | \$1,000.00/response |

## (7) Administrative Fees

|  |        |
|--|--------|
| Administrative Overhead per Total Invoice Maximum allowable by CFAA – applies only to major incident response billing (CalFire, USFS, etc) ..... | 26.65% |
| Charge non Hazardous Materials Invoices applied ten (10) days after due date of invoice .....  | 10%    |

(8) Special Event Standby Fees

## Personnel

Note - The special event standby charges for suppression and non-suppression personnel are billed at the same amount as the employee classification hourly rates.

| <u><b>Equipment</b></u>   | <u><b>Hourly</b></u> |
|---------------------------|----------------------|
| Ambulance Standby.....    | \$15.05              |
| Brush Patrol Standby..... | \$13.74              |

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|  |          |
|--|----------|
| Engine Type I & II Standby .....                 | \$27.72  |
| Engine Type III Standby.....                     | \$25.20  |
| ER Hazmat Vehicle Standby.....                   | \$13.66  |
| Heavy Rescue Standby .....                       | \$28.34  |
| HM Hazmat Suppression Unit (Includes Staff)..... | \$403.61 |
| HM Hazmat Suppression Unit Standby.....          | \$15.12  |
| Light Rescue Standby.....                        | \$18.66  |
| Medic Squad Unit Standby .....                   | \$20.23  |
| Medium Rescue Standby.....                       | \$23.82  |
| Mobile Communications Unit Standby .....         | \$42.50  |
| Other Vehicle Standby (Sedan/SUV/Utility) .....  | \$6.55   |
| Transport Pilot Vehicle Standby.....             | \$33.05  |
| Water Tender<1999GPM Standby.....                | \$24.44  |
| Water Tender>1999GPM Standby.....                | \$24.68  |

### Section I – Ambulance Subscription Fees

| <u>District</u> | <u>Rate Per Year</u> |
|-----------------|----------------------|
|-----------------|----------------------|

North Desert Regional Fire Service Zone (Lucerne Valley  
Ambulance Operating Area)

Per Household      \$65.00

North Desert Regional Fire Service Zone (Wrightwood/Pinon  
Hills Ambulance Operating Area)

Per Household \$65.00

South Desert Regional Fire Service Zone (Havasu Ambulance  
Operating Area)

Per Household \$65.00

North Desert Regional Fire Service Zone (Searles Valley  
Ambulance Operating Area)

Per Household \$65.00

Mountain Regional Fire Service Zone (Lake Arrowhead  
Ambulance Operating Area)

Per Household \$65.00

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South Desert Regional Fire Service Zone (Yucca Valley  
Ambulance Operating Area)

Per Household

\$65.00

### **Section J – Paramedic Pre-Hospital Stabilization Fee - \$275.00 + applicable ambulance service fee when transport is provided**

**Section K - Ambulance Service Fees** – County Fire utilizes the most current Ambulance Rate Schedule approved by the Inland Counties Emergency Medical Agency (ICEMA) for the purposes of billing ambulance services.

#### Water Transportation Charges

Water transport charges are at the current Basic Life Support (BLS) Rate approved by ICEMA.

#### Air Transportation Charges

Air Transport Charges are at the current Advanced Life Support (ALS) Rate approved by ICEMA plus other applicable ambulance fees. These apply in full when ambulance staff accompanies the flight or when transportation to a landing zone is more than a mile away.

When ambulance staff transports to an airship and does not accompany the flight or when transport to a landing zone is one mile away or less, half the BLS and ALS base rate is applied.

**NOTE:** Multiple patients, all transports – applicable full charges except equal shares of mileage, time, and emergency.

### **Household Hazardous Waste Division**

#### **Section L – Household Hazardous Waste Division Program Fees**

|     |  |        |
|-----|--|--------|
| (1) | Very Small Quantity Generator Disposal Fee             |        |
| (A) | Used oil per gallon .....                              | \$1.67 |
| (B) | Contaminated waste oil gallon .....                    | \$8.36 |
| (C) | Waste antifreeze gallon.....                           | \$1.67 |
| (D) | Lead acid batteries each .....                         | \$1.67 |
| (E) | Latex paint per pound – Non PaintCare Product .....    | \$1.67 |
| (F) | Latex sludge and adhesive per pound.....               | \$1.67 |
| (G) | Oil Based Paint per pound – Non PaintCare Product..... | \$1.67 |
| (H) | Flammable solids/liquids per pound .....               | \$1.67 |

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|      |  |             |
|------|--|-------------|
| (I)  | Corrosive solids/liquids per pound .....   | \$3.35      |
| (J)  | Poison solids/liquids per pound .....  | \$3.35      |
| (K)  | Reactive solids/liquids per pound .....  | \$10.87     |
| (L)  | Aerosols per pound .....   | \$1.67      |
| (M)  | Asbestos Roofing Tar per pound .....   | \$5.85      |
| (N)  | Contaminated soil per pound .....  | \$1.67      |
| (O)  | NiCad batteries per pound .....  | \$3.35      |
| (P)  | Alkaline batteries per pound .....   | \$2.50      |
| (Q)  | Lithium batteries per pound .....  | \$6.69      |
| (R)  | PCB ballasts per pound .....   | \$6.69      |
| (S)  | Steel/HDPE drum disposal .....   | \$16.73     |
| (T)  | Additional handling/travel time per hour .....                                       | \$100.36    |
| (U)  | Hazard categorization test each .....  | \$33.45     |
| (V)  | Chlorinated Oil Test Kit each .....  | Actual cost |
| (W)  | Used Oil filters each .....  | \$1.67      |
| (X)  | Cathode Ray Tubes each .....   | \$13.38     |
| (Y)  | Drums each .....   | Actual cost |
| (Z)  | Fluorescent tubes each .....   | \$2.51      |
| (AA) | Circular fluorescent lamps each .....  | \$2.51      |
| (BB) | Sodium pressure lamps each .....   | \$5.02      |
| (CC) | Electronic waste per pound .....   | \$0.84      |
| (DD) | Mercury per pound .....  | \$25.09     |
| (EE) | Propane cylinders < 5 gallons – per pound .....                                      | \$5.85      |
| (FF) | Propane cylinders 5 gallons or more – per pound .....                                | \$8.36      |
| (GG) | Oxidizers solids/liquids per pound .....   | \$3.35      |
| (HH) | Non Propane Cylinders  |             |
|      | (I) Materials .....  | Actual cost |
|      | (II) Administrative Charges each .....   | \$50.18     |
| (II) | Fire Extinguisher  |             |
|      | (i) Materials .....  | Actual cost |
|      | (ii) Administrative Charges each .....   | \$16.73     |
| (JJ) | Extreme Hazardous Waste  |             |
|      | (vi) Materials .....   | Actual cost |
|      | (vii) Administrative Charges each .....  | \$50.18     |
| (KK) | Over Pack – 85 Gal Metal/95 Gal Poly   |             |
|      | (ii) Materials .....   | Actual Cost |
|      | (iii) Administrative Charges each .....  | \$50.18     |
| (LL) | Paint Handling Administrative Fee PaintCare Product – per<br>pound (Latex) .....     | \$0.28      |
| (MM) | Paint Handling Administrative Fee PaintCare Product – per<br>pound (Oil based) ..... | \$0.28      |
| (NN) | Miscellaneous – not covered under any other category .....                           | \$16.73     |

- (2) There is hereby established a hazardous waste management fee which shall be an annual fee per parcel of land within unincorporated San Bernardino County in accordance with the County Assessor's land use

## APPENDIX "B"

code as follows. Where the land use fee for any use code contains a schedule of fees based on size of parcel, but the relevant data base does not disclose sufficient size information to determine the correct size category of a particular parcel, said parcel shall be charged as though it were the second smallest sized parcel if there are three size categories and as though it were the third smallest sized parcel if there are five or six size categories. The fees are submitted to the Auditor-Controller/Treasurer/Tax Collector for collection on the annual property Tax Roll.

|      |  |          |
|------|--|----------|
| (A)  | Use Code 510 – Single Family Residence (SFR) (suitable for permanent use)..... | \$5.00   |
| (B)  | Use Code 511 – Recreational Cabin.....   | \$2.50   |
| (C)  | Use Code 514 – Residence on Commercial .....                                   | \$5.00   |
| (D)  | Use Code 520 – Mobilehome.....   | \$5.00   |
| (E)  | Use Code 522 – Mobilehome in park .....  | \$5.00   |
| (F)  | Use Code 525 – Mobilehome in subdivision .....                                 | \$5.00   |
| (G)  | Use Code 526 – Manufactured home on permanent foundation .....                 | \$5.00   |
| (H)  | Use Code 530 – Condominium .....   | \$5.00   |
| (I)  | Use Code 531 – Planned Unit Development (PUD).....                             | \$5.00   |
| (J)  | Use Code 532 – PUD, Deminiums.....   | \$5.00   |
| (K)  | Use Code 533 – Timeshare .....   | \$5.00   |
| (L)  | Use Code 534 – Attached SFR w/common wall.....                                 | \$5.00   |
| (M)  | Use Code 535 – Zero lot line SFR .....   | \$5.00   |
| (N)  | Use Code 599 – Misc. Residential structure .....                               | \$5.00   |
| (O)  | Use Code 600 – Two SFR .....   | \$10.00  |
| (P)  | Use Code 601 – Three SFR.....  | \$15.00  |
| (Q)  | Use Code 602 – Four SFR.....   | \$20.00  |
| (R)  | Use Code 603 – Duplex .....  | \$10.00  |
| (S)  | Use Code 604 – Triplex.....  | \$15.00  |
| (T)  | Use Code 605 – Quad .....  | \$20.00  |
| (U)  | Use Code 610 – Multi-SFR 5-14 units.....                                       | \$25.00  |
| (V)  | Use Code 611 – Apartment 5-14 units .....                                      | \$25.00  |
| (W)  | Use Codes 612 & 622 – Townhouse-type Apartments.....                           | \$40.00  |
| (X)  | Use Code 620 – Multi-SFR 15+units.....   | \$65.00  |
| (Y)  | Use Code 621 – Apartment 15+ units .....                                       | \$65.00  |
| (Z)  | Use Code 630 – Condominium used as apartment.....                              | \$5.00   |
| (AA) | Use Code 631 – Government assisted apartment program .                         | \$380.00 |
| (BB) | Use Code 815 – Industrial/Single Family Residential.....                       | \$5.00   |
| (CC) | Use Code 816 – Industrial/Multi Family Residential .....                       | \$25.00  |
| (DD) | Use Code 825 – Admin-Prof/Single Family Residential .....                      | \$5.00   |
| (EE) | Use Code 826 – Admin-Prof/Multi Family Residential.....                        | \$25.00  |
| (FF) | Use Code 835 – Commercial/Single Family Residential .....                      | \$5.00   |
| (GG) | Use Code 836 – Commercial/Multi Family Residential.....                        | \$25.00  |
| (HH) | Use Code 856, 857, 859 – Single Family Residential .....                       | \$5.00   |
| (II) | Use Code 867, 869 – Multi Family Residential.....                              | \$25.00  |



- (3) Disposal Site Fees – Minimum load charge:
- (A) Auto .....\$0.80/vehicle
  - (B) Station Wagon .....\$0.80/vehicle
  - (C) Pickup truck .....\$0.80/vehicle
  - (D) Auto with trailer .....\$0.80/vehicle

### **Section M - Waiver/Refund of Fees**

- (K) In the event of a disaster, or other good cause shown to serve a public purpose, the Fire Chief may waive or refund any fee set forth in this Ordinance or any other fee levied by County Fire provided all of the following conditions are met:
- (I) Exigent conditions exist whereby obtaining Board approval of the fee waiver/refund would not be immediately feasible; and
  - (II) The amount of the waiver/refund would not exceed \$3,000 per event; and
  - (III) County Fire receives concurrence from the County Administrative Office.
- (L) Except as otherwise provided by law, the Board of Supervisors, by Board action, can waive or refund any fee set forth in this chapter or any other fee levied by the County provided one of the following conditions is met:
- (I) The service for which the fee was levied has not and will not be performed, or
  - (II) The fee was collected in error, or
  - (III) For other good cause shown, provided such waiver/refund would serve a public purpose.

### **Section N - Annual Increase**

All annual fees will be subject to an annual increase based on the percentage change in the Consumer Price Index, All Urban Consumers (All items), for the Riverside-San Bernardino-Ontario, California area, with the Standard Reference Base (1982-84=100) as published by the United States Department of Labor, Bureau of Labor Statistics. The “annual average” percentage published by the Bureau of Labor Statistics will be used to determine the maximum annual increase. This percentage, which is calculated at the end of each calendar year, is available in January following the end of the previous calendar year. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. If reasonable program costs exceed the maximum annual increase, an additional fee increase may be established by resolution of the Board of Supervisors. Fees will be rounded to the nearest whole dollar.

### **Section H - Waiver/Refund of Fees**

Except as otherwise provided by law, the Board of Supervisors, by Board action, can waive or refund any fee set forth in this chapter or any other fee levied by the County provided one of the following conditions is met:

1. The service for which the fee was levied has not and will not be performed, or
  2. The fee was collected in error, or
- For other good cause shown, provided such waiver/refund would serve a public

### **Section I - Annual Increase**

All annual fees will be subject to an annual increase based on the percentage change in the Consumer Price Index, All Urban Consumers (All items), for the Los Angeles- Riverside-Orange County, California area, with the Standard Reference Base (1982-84=100) as published by the United States Department of Labor, Bureau of Labor Statistics. The “annual average” percentage published by the Bureau of Labor Statistics will be used to determine the maximum annual increase. This percentage, which is calculated at the end of each calendar year, is available in January following the end of the previous calendar year.

However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. If reasonable program costs exceed the maximum annual increase, an additional fee increase may be established by resolution of the Board of Supervisors. Fees will be rounded to the nearest whole dollar.

# EXHIBIT C

# City of Hesperia



## City-Wide Fee Schedule - Fees, Fines, Rates and Charges

**Fiscal Year 2022-23**

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## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 10: Agendas/Minutes

| #  | Service Category           | Service Type   | Current Fees        | Effective Date |
|----|----------------------------|--|---------------------|----------------|
| 1) | <b>Agendas and Minutes</b> |  |                     |                |
|    |                            | Agendas and minutes are now available online at the City's web site (www.cityofhesperia.us). If hard copies are required, use the copying costs in Section 90 and appropriate postage. | Refer to Section 90 | 1988-2023      |

### SECTION 20: Animal Control Fees

| #  | Service Category                          | Service Type   | Current Fees                   | Effective Date |
|----|---|--|--------------------------------|----------------|
| 1) | <b>License</b>                            |  |                                |                |
|    |   | Unaltered Dog (1yr., 2yrs., 3yrs.)   | \$ 70, \$130, \$200            | 1988-2023      |
|    |   | Altered Dog (1yr., 2yrs., 3yrs.)   | \$13, \$24, \$33               | 1988-2023      |
|    |   | Senior Citizen with Altered Dog (1yr., 2yrs., 3yrs.)                               | \$8, \$14, \$20                | 1988-2023      |
|    |   | Transfer from other Jurisdiction-altered, unaltered                                | \$5, \$10                      | 1988-2023      |
|    |   | Replacement Tag  | \$3.50                         | 1988-2023      |
|    |   | Optional Cat License (1, 2, or 3 years)  | \$4, \$6, \$9                  | 1988-2023      |
|    |   | <b>Kennel License (including boarding/breeding facilities)</b>                     |                                |                |
|    |   | a. Less than 10  | \$150                          | 1988-2023      |
|    |   | b. 11-30   | \$170                          | 1988-2023      |
|    |   | c. 31-60   | \$190                          | 1988-2023      |
|    |   | d. 61-100  | \$215                          | 1988-2023      |
|    |   | e. Over 100  | \$250                          | 1988-2023      |
|    |   | <b>Cattery License (including boarding/breeding facilities)</b>                    |                                |                |
|    |   | a. Less than 10  | \$140                          | 1988-2023      |
|    |   | b. 11-30   | \$160                          | 1988-2023      |
|    |   | c. 31-50   | \$180                          | 1988-2023      |
|    |   | d. For each additional range of 10 cats  | Add \$40                       | 1988-2023      |
|    |   | Pet Shop License (including feed stores w/ live animals)                           | \$150/year                     | 1988-2023      |
|    |   | Grooming Parlor License  | \$145/year                     | 1988-2023      |
|    |   | Boarding Stables License (horses) less than 25 horses                              | \$150                          | 1988-2023      |
|    |   | Boarding Stables License (horses) more than 25 horses                              | \$250                          | 1988-2023      |
|    |   | <b>Menagerie License (including petting zoos, pony rides)</b>                      |                                |                |
|    |   | a. Permanent (year round)  | \$225                          | 1988-2023      |
|    |   | b. Temporary (seasonal)  | \$85                           | 1988-2023      |
|    |   | Game Bird/Aviary License   | \$190/year                     | 1988-2023      |
|    |   | Veterinary Clinic License  | \$145/year                     | 1988-2023      |
|    |   | Animal Exhibit Permit (incl'd Circuses, Rodeos, Filming)                           | \$250 + \$150 per day of event | 1988-2023      |
|    |   | Exotic Animal Permit (privately owned wild/non-domestic/exotic)                    | \$150/year                     | 1988-2023      |
|    |   | Guard Dog Permit (dogs kept in industrial areas)                                   | \$50/year + licensing fees     | 1988-2023      |
|    |   | <b>Re-inspection fee</b>   |                                |                |
|    |   | a. Initial re-inspection   | No charge                      | 1988-2023      |
|    |   | b. Second re-inspection  | \$82                           | 1988-2023      |
|    |   | c. Third re-inspection   | \$164                          | 1988-2023      |
| 2) | <b>Late License Penalty</b>               |  |                                |                |
|    |   | Unaltered Dog  | \$25                           | 1988-2023      |
|    |   | Altered Dog  | \$10                           | 1988-2023      |
| 3) | <b>Impound/Boarding Fees</b>              |  |                                |                |
|    |   | Dogs and Cats (per day)  | \$10                           | 1988-2023      |
|    |   | Fowl (per day)   | \$5                            | 1988-2023      |
|    |   | Small Animals including rabbits (per day)  | \$5                            | 1988-2023      |
|    |   | Large Animals (per day)  | \$15                           | 1988-2023      |
|    |   | Quarantine of animal at Owners Residence (first occurrence, additional occurrence) | \$25, \$50                     | 1988-2023      |
|    |   | Rabies Test Head Shipment  | \$65                           | 1988-2023      |
|    |   | Quarantine at Shelter (per day)  | \$10                           | 1988-2023      |
| 4) | <b>Owner Turn In Animals (at Shelter)</b> |  |                                |                |
|    |   | Cats (Alive Includes boarding)   | \$40                           | 1988-2023      |
|    |   | Cats DOA   | \$20                           | 1988-2023      |
|    |   | Cats PTS Request   | \$50                           | 1988-2023      |
|    |   | Dogs (Alive includes boarding)   | \$40                           | 1988-2023      |
|    |   | Dogs DOA   | \$20                           | 1988-2023      |
|    |   | Dogs PTS request   | \$50                           | 1988-2023      |
|    |   | Litters of Kittens(4 months and under)   | \$40                           | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|           |  |   |           |
|-----------|--|---|-----------|
|           | Litters of puppies (4 months and under)  | \$40                                      | 1988-2023 |
|           | <b>Small livestock (under 100 lbs, including pot belly pigs) alive or PTS request</b>        |   |           |
|           | a. 0-50 lbs  | \$50                                      | 1988-2023 |
|           | b. 51-100 lbs  | \$75                                      | 1988-2023 |
|           | Rabbits, Fowl, and Similar   | \$5                                       | 1988-2023 |
|           | <b>Other Dead Animals</b>  |   |           |
|           | a. Under 100 lbs.  | \$25                                      | 1988-2023 |
|           | b. 100 lbs and over  | Not Accepted                              | 1988-2023 |
| <b>5)</b> | <b>Field Pick Up with Owner Release</b>  |   |           |
|           | Dog, Cat, Rabbit and Fowl (Live or Dead)   | \$25                                      | 1988-2023 |
|           | Litters  | \$35                                      | 1988-2023 |
|           | Small Livestock (Under 100 lbs)  | \$50                                      | 1988-2023 |
|           | Pot Belly Pig or Swine   | \$75 or CRB                               | 1988-2023 |
|           | After Hours Pickup (except Swine)  | CRB                                       | 1988-2023 |
|           | Large Livestock  | Owner Responsibility                      | 1988-2023 |
| <b>6)</b> | <b>Field Pick Up (Apprehension)</b>  |   |           |
|           | <b>Dogs</b>  |   |           |
|           | a. Tagged and Altered (First, Second, Third)   | \$0, \$75, \$175                          | 1988-2023 |
|           | b. Tagged and Unaltered * (First, Second, Third)   | \$85, \$150, \$300                        | 1988-2023 |
|           |  | * Includes State fee of \$35, \$50, \$100 |           |
|           | c. Untagged and Altered (First, Second, Third)   | \$75, \$100, \$300                        | 1988-2023 |
|           | d. Untagged and Unaltered * (Mand. Spay/Neuter at first)                                     | \$135, \$150, \$200                       | 1988-2023 |
|           |  | * Includes State fee of \$35, \$50, \$100 |           |
|           | e. After hours apprehension add  | CRB                                       | 1988-2023 |
|           | <b>Cats</b>  |   |           |
|           | a. Altered   | \$10                                      | 1988-2023 |
|           | b. Unaltered, (Mandatory Spay/Neuter)  | \$25                                      | 1988-2023 |
|           | Other Animals  | CRB                                       | 1988-2023 |
| <b>7)</b> | <b>Pet Adoptions</b>   |   |           |
|           | Dog (includes spay/neuter, microchip, e-collar, vaccines)                                    | \$80                                      | 1988-2023 |
|           | Cat (includes spay/neuter)   | \$50                                      | 1988-2023 |
|           | Large Livestock (hogs, cows, etc.)   | \$150 + Cost of Auction                   | 1988-2023 |
|           | Small Livestock (Under 100 lbs)  | \$25                                      | 1988-2023 |
|           | Rabbits and Fowl   | \$3                                       | 1988-2023 |
|           | Exotic Birds   | Market Value less 25%                     | 1988-2023 |
|           | Horses   | CRB                                       | 1988-2023 |
|           | Pot Belly Pigs   | \$15                                      | 1988-2023 |
|           | Adoption Dog or Cat Spay/Neuter deposit  | \$40                                      | 1988-2023 |
| <b>8)</b> | <b>*Animal Rescue Group Pet Adoptions (Must have valid 501c3 on file)</b>                    |   |           |
|           | Cat (Unaltered)  | \$5                                       | 1988-2023 |
|           | Cat (already altered upon impound)   | \$10                                      | 1988-2023 |
|           | Litter of Kittens  | \$20                                      | 1988-2023 |
|           | Dog (Unaltered)  | \$10                                      | 1988-2023 |
|           | Dog (already altered upon impound)   | \$15                                      | 1988-2023 |
|           | Litter of Puppies (3 or less)  | \$20                                      | 1988-2023 |
|           | Litter of Puppies (4 or more)  | \$40                                      | 1988-2023 |
|           | Rabies Vaccination   | \$5                                       | 1988-2023 |
|           | Microchip  | \$25                                      | 1988-2023 |
|           | <i>*Basic vaccinations, FVRCP, DHPP, &amp; Bordetella, are included in the above prices.</i> |   |           |
| <b>9)</b> | <b>Investigations/Other</b>  |   |           |
|           | Regular Business Hours   | CRB                                       | 1988-2023 |
|           | Overtime Hours (Two hour minimum)  | CRB                                       | 1988-2023 |
|           | Late Return of Traps (per day)   | \$5                                       | 1988-2023 |
|           | Trap rental deposit  | \$50                                      | 1988-2023 |
|           | Microchip w/ Registration  | \$25                                      | 1988-2023 |
|           | E-Collar   | \$5                                       | 1988-2023 |
|           | Cat carrier box  | \$5                                       | 1988-2023 |
|           | Cat trap rentals   | \$10/week                                 | 1988-2023 |
|           | Leashes/used collars   | \$3                                       | 1988-2023 |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### 10) Return to Owner (RTO) Fees

|  |            |           |
|--|------------|-----------|
| Mandatory spay/neuter Males/Females (includes E-Collar)          | \$65/\$75  | 1988-2023 |
| Male cryptorchid, or female (pregnant or in heat)                | \$25 add.  | 1988-2023 |
| X-Rays needed (full-term pregnancy)                              | \$110 add. | 9/19/2023 |
| Blood work needed (geriatric dog- over 7 years old)              | \$70 add.  | 1988-2023 |
| Reclaiming Fee (Animal must be licensed and microchipped)        | \$500      | 1988-2023 |
| Intravenous Fluids (Pregnant/In Heat, Cryptorchid, or Geriatric) | \$40 add.  | 9/20/2023 |

### 11) Vaccination Clinics

|  |      |           |
|--|------|-----------|
| Shots for rabies, bordatella, DHPP, FVRCP, etc. (per shot) | \$10 | 1988-2023 |
|--|------|-----------|

### SECTION 30: Appeals

| #  | Service Category | Service Type  | Current Fees | Effective Date |
|----|------------------|---|--------------|----------------|
| 1) | Appeals          |   |              |                |
|    |                  | Appeals of Enforcement Fees   | \$25         | 1988-2023      |
|    |                  | Appeals of Public Nuisance Determinations, Building Code Violations, and other HMC provisions | \$25         | 1988-2023      |
|    |                  | Appeals to Planning Commission/Land Use Determinations  | \$311        | 1988-2023      |
|    |                  | Appeals to City Council or Board of Directors   | \$324        | 1988-2023      |
|    |                  | Notice of Contest of Administrative Citation (Appeal Hearing Fee)                             | \$25         | 1988-2023      |
|    |                  | *(Adopted by Ordinance No. 2001-6)  |              |                |

### SECTION 40: Bad Checks

| #  | Service Category | Service Type                    | Current Fees | Effective Date |
|----|------------------|---------------------------------|--------------|----------------|
| 1) | Bad Checks       |                                 |              |                |
|    |                  | Moved to Water District Section |              | 1988-2023      |

### SECTION 50: Bond Tender Processing (Per District)

| #  | Service Category                      | Service Type                                    | Current Fees                          | Effective Date |
|----|---------------------------------------|---|---------------------------------------|----------------|
| 1) | Bond Tender Processing (Per District) |   |                                       |                |
|    |                                       | Bond Tenders of \$20,000 or Less                | 1% of bond tender amount plus \$500   | 1988-2023      |
|    |                                       | Bond Tenders over \$20,000                      | 1% of bond tender amount plus \$1,000 | 1988-2023      |
|    |                                       | Multiple Parcels, add to above (Over 3 Parcels) | \$100 per parcel over 3               | 1988-2023      |

### SECTION 60: Building Permits

| #  | Service Category | Service Type  | Current Fees | Effective Date |
|----|------------------|---|--------------|----------------|
| 1) | Grading          |   |              |                |
|    |                  | <b>Condition Compliance</b>   |              |                |
|    |                  | a. Parcel maps  | \$26         | 1988-2023      |
|    |                  | b. Tract maps   | \$52         | 1988-2023      |
|    |                  | c. Other (with conditions)  | \$52         | 1988-2023      |
|    |                  | Pre-construction meeting  | \$240        | 1988-2023      |
|    |                  | <b>Plan Review- Non Residential and Multi-Family Residential (Rough or Precise)</b> |              |                |
|    |                  | a. Up to 10 Acres   | \$414        | 1988-2023      |
|    |                  | b. Greater than 10 Acres  | \$920 + CRB  | 1988-2023      |
|    |                  | c. CASp Review - up to one acre   | \$96         | 1988-2023      |
|    |                  | d. CASp Review - 1 to 10 acres  | \$192        | 1988-2023      |
|    |                  | e. CASp Review - over 10 acres  | \$288 + CRB  | 1988-2023      |
|    |                  | <b>Plan Review-Subdivisions for Single Family Residential</b>                       |              |                |
|    |                  | a. Parcel Maps (1-5 Lots)   | \$478        | 1988-2023      |
|    |                  | b. 6-100 Lots   |              |                |
|    |                  | i. Rough  | \$722        | 1988-2023      |
|    |                  | ii. Precise   | \$552        | 1988-2023      |
|    |                  | c. 101-250 Lots   |              |                |
|    |                  | i. Rough  | \$998        | 1988-2023      |
|    |                  | ii. Precise   | \$828        | 1988-2023      |





## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|   |  |           |
|---|--|-----------|
| d. 251 + Lots   |  |           |
| i. Rough  | \$1,366  | 1988-2023 |
| ii. Precise   | \$1,159  | 1988-2023 |
| e. Mass Grading   | \$1,274  | 1988-2023 |
| f. Stock Plan Setup (1 hr. of plan review)                                | \$88   | 1988-2023 |
| g. Stockpile (plan check and permit)                                      | \$407  | 1988-2023 |
| h. CASp Review for model home complex                                     | \$192  | 1988-2023 |
| <b>Inspection - Single Family Residential (includes plan review)</b>      |  |           |
| a. No drainage  | \$225  | 1988-2023 |
| b. With drainage  | \$409 + Hydrology Study Fee                                      | 1988-2023 |
| c. Precise Grading  | \$297 + \$16/lot after 7 lots                                    | 1988-2023 |
| <b>Inspection - Non Residential and Multi-Family</b>                      |  |           |
| a. 0 - 5,000 Cubic Yards  | \$297  | 1988-2023 |
| b. 5,001 - 50,000 Cubic Yards   | \$489  | 1988-2023 |
| c. 50,001 - 250,000 Cubic Yards   | \$632 + CRB  | 1988-2023 |
| d. 250,000 and above  | \$1,132 + CRB  | 1988-2023 |
| e. Native plant plan review   | \$257  | 1988-2023 |
| f. Preliminary Site Plan Review   | \$81   | 1988-2023 |
| <b>2) Other Fees</b>  |  |           |
| Permit Renewal due to expiration  | Within 1 year - 1/2 permit fee;<br>after 1 year full permit fee  | 1988-2023 |
| Notice of Pendency or Nuisance Abatement Lien placement and removal       | Current S.B. County Rate   | 1988-2023 |
| Additional plan review or inspection time (After 3 checks or inspections) | CRB  | 1988-2023 |
| Annual Permits  | \$269  | 1988-2023 |
| Cash Deposits/Bonds   | \$104 + CRB  | 1988-2023 |
| Demolitions   | \$173  | 1988-2023 |
| <b>Certificate of Occupancy</b>   |  |           |
| a. As part of an existing building permit                                 | N/C  | 1988-2023 |
| b. Change of name/owner/use/new   | \$134  | 1988-2023 |
| Field Investigations (pre-alteration)                                     | \$182 + CRB  | 1988-2023 |
| <b>Fire Sprinklers</b>  |  |           |
| a. Non-Residential Plan Review  | \$150 + \$.003 over 10,000 SF                                    | 1988-2023 |
| b. Non-Residential Permit   | \$223 + \$.012 over 10,000 SF                                    | 1988-2023 |
| c. Residential Plan Review  | \$104  | 1988-2023 |
| d. Residential Permit   | \$138  | 1988-2023 |
| Light Standards/Flag Poles - Up to Three (includes electrical)            | \$219 + \$16/ pole   | 1988-2023 |
| <b>Manufactured buildings (includes plan review)</b>                      |  |           |
| a. Setdowns   | \$570  | 1988-2023 |
| b. Install permanent foundation   | \$241  | 1988-2023 |
| c. State HCD fee per section  | \$11   | 1988-2023 |
| <b>Microfilm Fee</b>  |  |           |
| a. Single-Family residential and minor projects                           | \$19   | 1988-2023 |
| b. Non-residential, multiple family residential and large projects        | \$52   | 1988-2023 |
| <b>Patio Covers/Enclosures</b>  |  |           |
| a. With standard plan   | \$214  | 1988-2023 |
| b. Non-standard plan  | \$260  | 1988-2023 |
| Re-inspection Fee   | \$48   | 1988-2023 |
| <b>Relocated Buildings</b>  |  |           |
| a. Relocation fee   | \$230 + CRB  | 1988-2023 |
| <b>Signs (includes plan review and inspections)</b>                       |  |           |
| a. Wall signs and miscellaneous   | \$204  | 1988-2023 |
| b. Monument signs (10 ft. or less)  | \$257  | 1988-2023 |
| c. Pole signs (more than 10 ft. high)                                     | \$311  | 1988-2023 |
| Special Inspector Registration (single job, annual)                       | \$40, \$100  | 1988-2023 |
| Storage Sheds (includes plan check and inspection)                        | \$172  | 1988-2023 |
| <b>Strong Motion Instrumentation Program (SMIP)</b>                       |  |           |
| a. Category I Construction (based upon valuation)                         | \$0.50 for first \$3,850 and<br>\$0.13 per \$1,000 above \$3,850 | 1988-2023 |
| b. Category II Construction (based upon valuation)                        | \$0.50 for first \$1,786 and \$0.28<br>per \$1,000 above \$1,786 | 1988-2023 |
| <b>Building Standards Commission Revolving Fund</b>                       |  |           |
| a. Permit Valuation \$1-25,000  | \$1  | 1988-2023 |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|  |   |           |
|--|---|-----------|
| b. Permit Valuation \$25,001-50,000  | \$2   | 1988-2023 |
| c. Permit Valuation \$50,001-75,000  | \$3   | 1988-2023 |
| d. Permit Valuation \$75,001-100,000   | \$4   | 1988-2023 |
| e. Every \$25,000 or fraction thereof above \$100,000                                | Add \$1   | 1988-2023 |
| <b>Swimming Pools and Spas (includes plan review)</b>                                |   |           |
| a. With standard plans   | \$366   | 1988-2023 |
| b. Without standard plans  | \$450   | 1988-2023 |
| c. Above ground pools and/or spas  | \$224   | 1988-2023 |
| <b>Temporary Electrical Services</b>   |   |           |
| a. Up to 5 additional poles  | \$125 + \$8/ pole   | 1988-2023 |
| Valuations   | Use most recent years' edition of Building Standards Magazine | 1988-2023 |
| Voucher Use by Builders  | \$77  | 1988-2023 |
| Walls (first 200 lineal feet, successive 200 feet, includes plan review)             | \$235, \$95   | 1988-2023 |
| Wireless Towers  | \$435   | 1988-2023 |
| <b>Windmills and Photovoltaic Systems (Residential) (Plan Review and Inspection)</b> |   |           |
| a. Residential   | \$242   | 1988-2023 |
| b. Residential (with stock plan)   | \$198   | 1988-2023 |
| c. Non-residential (per structure)   | \$242   | 1988-2023 |
| CASp Consulting  | CRB   | 1988-2023 |
| Medical Cannabis Delivery Permit Part II   | \$5,000   | 1988-2023 |

### 3) Non-Residential

|   |   |           |
|---|---|-----------|
| Building Permits                              | \$1,221 + \$0.35 PSF for up to 10,000 SF and \$0.17 above 10,000 SF | 1988-2023 |
| Electrical/Plumbing/Mechanical (each)         | \$452 + \$0.03 PSF  | 1988-2023 |
| <b>Plan review</b>                            |   |           |
| a. Building plan review                       | \$503 + \$1.10 PSF  | 1988-2023 |
| b. E/P/M (each)                               | \$261 + \$0.05 PSF  | 1988-2023 |
| <b>Tenant improvements (no area added)</b>    |   |           |
| a. Building permit                            | \$211 + \$0.06 PSF  | 1988-2023 |
| b. Plan review                                | \$111 + \$0.04 PSF  | 1988-2023 |
| <b>CASp Review - Plan Review</b>              |   |           |
| a. New buildings up to 10,000 square feet     | \$144   | 1988-2023 |
| b. New buildings 10,001 to 25,000 square feet | \$240   | 1988-2023 |
| c. New buildings over 25,000 square feet      | \$384 + CRB   | 1988-2023 |
| d. Tenant Improvements                        | Same as new buildings   | 1988-2023 |
| CASp Review - Inspections                     | Same as plan review   | 1988-2023 |

### 4) Residential (includes application or permit)

|  |                                  |           |
|--|----------------------------------|-----------|
| <b>Plan Review</b>   |                                  |           |
| a. Minimum plan review fee (includes 30 min. plan review)  | \$104                            | 1988-2023 |
| b. Garage or additions (less than 1,000 sq. ft.)   | \$127                            | 1988-2023 |
| c. New residences/additions/garages/accessory uses   | \$285 + \$0.21 PSF over 1,000 SF | 1988-2023 |
| d. Residences with multiple roof plans   | Add \$91 each roof style         | 1988-2023 |
| <b>Inspection</b>  |                                  |           |
| a. Single Inspections (includes meter reset, re-pit, and similar)  | \$106                            | 1988-2023 |
| b. Two inspections (includes re-roofs, lattice patios, minor alterations, new meter installation, and similar) | \$138                            | 1988-2023 |
| c. Three inspections (includes patio covers and similar)   | \$170                            | 1988-2023 |
| d. Room additions without plumbing   | \$409 + \$0.17 PSF               | 1988-2023 |
| i. Wood floor, second story modifier (add)   | \$95                             | 1988-2023 |
| e. New residences/additions/accessory uses/garages/garage conversions with plumbing                            | \$824 + \$0.35 PSF over 1,000 SF | 1988-2023 |
| f. Garage, Garage conversion no plumbing   | \$217                            | 1988-2023 |

### 5) Construction Waste Management Plan Program (Construction and Demolition)

|  |       |           |
|--|-------|-----------|
| Single Family Residential (including room additions) | \$55  | 1988-2023 |
| Tenant Improvements (increase in sq. footage only)   | \$55  | 1988-2023 |
| Non-Residential                                      | \$165 | 1988-2023 |
| Multi-Family Residential                             | \$165 | 1988-2023 |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|   |  |           |
|---|--|-----------|
| Projects that receive entitlement (Conditions of Approval)<br>from City   | No fee, but must comply with 50%<br>diversion to receive<br>C of O | 1988-2023 |
| Waste Management Plan Deposit (may be charged at<br>discretion of Building Official or designee to ensure compliance) | \$500 (refundable)   | 1988-2023 |
| <i>*Please see list of exemptions for projects on included in CWMP program (Joint Resolution No. 2014-21)</i>         |  |           |
| Protected Plant/Tree Security (Per plant or tree)   | \$310 per plant or tree + 110%                                     | 1988-2023 |

### SECTION 70: Business License

| #  | Service Category                             | Service Type   | Current Fees   | Effective Date |
|----|--|--|--|----------------|
| 1) | <b>Business License</b>                      |  |  |                |
|    |  | Business License Fee (annual)  | \$50   | 1988-2023      |
|    |  | Renewal License (annual)   | \$50   | 1988-2023      |
|    |  | Late Fee (within 30 days, after 30 days)   | \$50, \$75   | 1988-2023      |
|    |  | Senate Bill 1186 Accessibility Fee   | \$4 per license  | 1988-2023      |
| 2) | <b>Administration Fee</b>                    |  |  |                |
|    |  | New License  | \$83   | 1988-2023      |
|    |  | Renewal License  | \$63   | 1988-2023      |
|    |  | Changes to Business License (address, name, etc.)  | \$25   | 1988-2023      |
|    |  | Department of Justice Review/Process   | Current SB County cost   |                |
| 3) | <b>Investigation Fee - Annual</b>            |  |  |                |
|    |  | Junk dealer or Pawnbroker  | \$100  | 1988-2023      |
|    |  | Massage Facility Office  | \$200  | 1988-2023      |
|    |  | Mobile Food Service  | \$100  | 1988-2023      |
|    |  | Adult Business   | \$200  | 1988-2023      |
|    |  | Home Occupations (includes Admin. Fee)   | \$129, \$113   | 1988-2023      |
|    |  | Industrial General Permit (SB205)  | \$100  | 1988-2023      |
| 4) | <b>Medical Cannabis Delivery</b>             |  |  |                |
|    |  | Medical Cannabis Delivery Business Application Fee   | \$4,500  | 1988-2023      |
|    |  | Medical Cannabis Delivery Business Application Extension Fee   | \$2,000  | 1988-2023      |
|    |  | Medical Cannabis Delivery Business Investigation Fee   | \$4,500  | 1988-2023      |
|    |  | Cannabis Indoor Cultivation Registration   | \$100  | 1988-2023      |
| 5) | <b>Deemed Approved and Tobacco Retailers</b> |  |  |                |
|    |  | Deemed Approved Alcohol License and Annual Inspection<br>for all ABC license types, except for types 41 and 47             | \$325  | 12/19/2021     |
|    |  | Deemed Approved Alcohol License and Annual Inspection<br>for ABC License types 41 and 47 (e.g., restaurant establishments) | \$175  | 12/19/2021     |
|    |  | Deemed Approved Alcohol License Re-Inspection  | \$60   | 12/19/2021     |
|    |  | Tobacco Retailer License and Annual Inspection   | \$210  | 12/19/2021     |
|    |  | Tobacco Retailer License Re-Inspection   | \$60   | 12/19/2021     |
|    |  | Combination License for Alcohol and Tobacco Retailers  | \$485  | 12/19/2021     |
|    |  | Combination License for Alcohol and Tobacco Retailers<br>Re-Inspection   | \$75   | 12/19/2021     |
| 6) | <b>Rental Housing Business License</b>       |  |  |                |
|    |  | Single Family Residential  | \$75 + Current<br>Business License Fee   | 8/7/2022       |
|    |  | Multi-Family (Including Duplexes)  | \$50/unit + Current Business<br>License Fee  | 8/7/2022       |
|    |  | Self-Certification Fee for Single Family Residences  | \$40 + Current Business<br>License Renewal Fees  | 8/7/2022       |
|    |  | Self-Certification for Multi-Family Residences   | \$55 for the first two units and \$10<br>for each additional unit thereafter +<br>Current Business License Renewal<br>Fees | 8/7/2022       |
| 7) | <b>Residential Truck Parking Permit</b>      |  |  |                |
|    |  | (In addition to standard business license fees for home occupation)  |  |                |
|    |  | Parking Permit - 1st Tractor and 1st Trailer   | \$0  | 10/17/2021     |
|    |  | Parking Permit - 2nd Tractor and 2nd Trailer   | \$0  | 10/17/2021     |
|    |  | Parking Permit - 3+ Tractors   | \$100 per tractor annually   | 10/17/2021     |
|    |  | Parking Permit - 3+ Trailers   | \$400 per trailer annually   | 10/17/2021     |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

**\*\*The following exceptions to the business license fee are applied at the time of application:**

1. If the applicant intends to park a company vehicle which they do not own, a no fee license is issued
2. If the applicant presents a DOT Regulated Number a no fee license is issued
3. All other applicants are charged home occupation license fees for the office portion of the truck business

### 8) Third Party Haulers

|  |  |           |
|--|--|-----------|
| Third-Party Hauler Permit                  | \$100 Permit + Current Business License Fee                    | 1/20/2022 |
| Third-Party Hauler Permit - Annual Renewal | \$100 Annual Permit Renewal Fee + Business License Renewal Fee | 9/19/2022 |

### SECTION 80: Code Enforcement

| #  | Service Category                                | Service Type | Current Fees           | Effective Date |
|----|---|--------------|------------------------|----------------|
| 1) | Code Enforcement Fees                           |              |                        |                |
|    | Administrative Citations                        |              | Refer to Bail Schedule | 1988-2023      |
|    | Enforcement/Investigative Fees                  |              | CRB                    | 1988-2023      |
|    | Notice of Pendency/Lien (placement and removal) |              | Current SBC Rate       | 1988-2023      |

### SECTION 90: Copying

| #  | Service Category                               | Service Type | Current Fees  | Effective Date |
|----|--|--------------|---------------|----------------|
| 1) | Non-Color (per page)                           |              |               |                |
|    | Copy   |              |               |                |
|    | a. Letter and Legal Size                       |              | \$0.25        | 1988-2023      |
|    | b. Ledger (11 x 17)                            |              | \$0.50        | 1988-2023      |
|    | c. Plan Size (24 x 36)                         |              | \$7           | 1988-2023      |
|    | d. Presentation Size (36 x 48)                 |              | \$20          | 1988-2023      |
|    | Plot   |              |               |                |
|    | a. Letter and Legal Size                       |              | \$1           | 1988-2023      |
|    | b. Ledger (11 x 17)                            |              | \$2.50        | 1988-2023      |
|    | c. Plan Size (24 x 36)                         |              | \$7           | 1988-2023      |
|    | d. Presentation Size (36 x 48)                 |              | \$20          | 1988-2023      |
| 2) | Color (per page)                               |              |               |                |
|    | Copy   |              |               |                |
|    | a. Letter and Legal Size                       |              | \$1           | 1988-2023      |
|    | b. Ledger (11 x 17)                            |              | \$5           | 1988-2023      |
|    | Plot   |              |               |                |
|    | a. Letter and Legal Size                       |              | \$2.50        | 1988-2023      |
|    | b. Ledger (11 x 17)                            |              | \$5           | 1988-2023      |
|    | c. Plan Size (24 x 36)                         |              | \$15          | 1988-2023      |
|    | d. Presentation Size (36 x 48)                 |              | \$30          | 1988-2023      |
| 3) | Electronic Media                               |              |               |                |
|    | Information Placed on Compact Disk or Diskette |              | \$15          | 1988-2023      |
|    | Electronic Transfer                            |              | CRB, \$5 min. | 1988-2023      |
|    | Developer Handbook / Standards                 |              | \$25          | 1988-2023      |

### SECTION 100: Development Impact Fees

| #  | Service Category        | Service Type | Current Fees | Effective Date |
|----|-------------------------|--------------|--------------|----------------|
| 1) | Development Impact Fees |              |              |                |
|    | Refer to Appendix A     |              |              | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 110: Driving Under the Influence

| #  | Service Category            | Service Type  | Current Fees       | Effective Date |
|----|-----------------------------|---|--------------------|----------------|
| 1) | Driving Under the Influence |   |                    |                |
|    |                             | DUI Administrative Fee  | \$400.00*          | 1988-2023      |
|    |                             | <i>* This fee shall be paid prior to release of the vehicle driven by an impaired driver and stored or impounded as a result of the arrest of such driver when conditions exist as defined in Resolution 96-96, or as may be amended.</i> |                    |                |
|    |                             | DUI Emergency Response Cost Recovery  | CRB (Reso 2013-43) | 1988-2023      |

### SECTION 120: Fees Not Listed

| #  | Service Category | Service Type   | Current Fees | Effective Date |
|----|------------------|--|--------------|----------------|
| 1) | Fees Not Listed  |  |              |                |
|    |                  | 1) Whenever a service is provided for which a specified fee has not been established, the fee shall be for full recovery of costs reasonably borne and the hourly rates established in "Appendix C" shall be utilized.   |              | 1988-2023      |
|    |                  | 2) The City Manager may establish fees for services not anticipated or as mandated by State or Federal law upon written recommendation of the department heads establishing the justification for the fee. Said fees shall be presented to the City Council for their approval at a public meeting prior to their effective dates. |              | 1988-2023      |

### SECTION 125: Fats, Oils, and Grease (FOG) Program

| #  | Service Category              | Service Type                                    | Current Fees | Effective Date |
|----|-------------------------------|---|--------------|----------------|
| 1) | Fats Oils, and Grease Program |   |              |                |
|    |                               | FOG Discharge Permit                            | \$62.50      | 1988-2023      |
|    |                               | Annual Inspection-Small Producers               | \$81.00      | 1988-2023      |
|    |                               | Annual Inspection-Large Producers               | \$275.00     | 1988-2023      |
|    |                               | Re-inspection Fee (each re-inspection per ½ hr) | \$40.50      | 1988-2023      |
|    |                               | Late application                                | \$50         | 1988-2023      |
|    |                               | Service overdue (greater than 30 days)          | \$200        | 1988-2023      |

### SECTION 130: Film Permits

| #  | Service Category | Service Type  | Current Fees | Effective Date |
|----|------------------|---|--------------|----------------|
| 1) | Film Permits     |   |              |                |
|    |                  | Permits Application   | \$300        | 1988-2023      |
|    |                  | Permit Amendment  | \$250        | 1988-2023      |
|    |                  | Personnel Changes (minimum deposit amount determined by all affected departments) | CRB          | 1988-2023      |
|    |                  | Student films are exempt from the application fee.                                | No Charge    | 1988-2023      |

### SECTION 140: Fire Department Fees

| #  | Service Category     | Service Type        | Current Fees | Effective Date |
|----|----------------------|---------------------|--------------|----------------|
| 1) | Fire Department Fees |                     |              |                |
|    |                      | Refer to Appendix B |              | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 150: Hesperia Housing Authority (HHA) and Hesperia Community Development Commission (HCDC)

| #  | Service Category  | Service Type  | Current Fees   | Effective Date |
|----|-------------------|---|--|----------------|
| 1) | HHA and HCDC Fees |   |  |                |
|    |                   | Down-payment Assistance Program, Housing Rehabilitation Program, Seller Mortgage Carryback Program and other housing programs Subordination Fee | \$150  | 1988-2023      |
|    |                   | Owner Participation Agreement and Disposition and Development Agreement Subordination Fee   | \$300  | 1988-2023      |
|    |                   | Application Fee-Notice of Funding Availability (NOFA) for Affordable Housing  | \$150  | 1988-2023      |
|    |                   | Affordable Housing NOFA Underwriting  | 1.5% of loan amount  | 1988-2023      |
|    |                   | Credit Processing/Application   | \$40   | 1988-2023      |
|    |                   | Annual Affordable Housing Monitoring Fee (Multi-Tenant exceeding 20 units)  | \$2,500  | 1988-2023      |
|    |                   | Annual Affordable Housing Monitoring Fee (Multi-Tenant 20 units or less)  | \$1,000  | 1988-2023      |
|    |                   | Affordability Covenant Monitoring Fee   | \$75/unit  | 1988-2023      |
|    |                   | Owner Participation Agreement and Disposition and Development Agreement Underwriting Application  | 1% of assistance provided or \$1,000, whichever is greater, NTE \$2,500. \$1,000 will be due upon application. | 1988-2023      |
|    |                   | Loan Origination Fee (forgivable or non-forgivable)   | 1% of loan amount not to exceed \$1,500  | 1988-2023      |
|    |                   | SCMP Loan Processing/Underwriting/Origination Fee   | 2% of carry-back amount not to exceed \$1,000  | 1988-2023      |
|    |                   | OPA/DDA/Incentive Compliance Monitoring (Annual)  | 1% of outstanding loan balance not to exceed \$1,000   | 1988-2023      |
|    |                   | Late Payment Fee  | 5% of monthly payment upon expiration of grace period  | 1988-2023      |
|    |                   | Loan Statement Fee/Payoff Statements/Demand Fee   | \$30   | 1988-2023      |
|    |                   | Loan Reconveyance Fee   | \$45   | 1988-2023      |
|    |                   | Loan Closing Fees   | Actual costs   | 1988-2023      |
|    |                   | Administrative Processing Fee for the Sale of Property  | \$1,500 per parcel   | 1988-2023      |
|    |                   | Processing Fee for Appraisals (residential)   | \$400  | 1988-2023      |
|    |                   | Processing Fee for Appraisals (commercial)  | \$700  | 1988-2023      |
|    |                   | Administrative Processing Fee for new telecommunications licenses or leases   | Cost negotiated on case by case per request  | 1988-2023      |
|    |                   | Administrative Processing Fee for telecommunication license or lease equipment modification reviews   | \$1,500 per request  | 1988-2023      |
|    |                   | Administrative processing Fee for new revenue generating lease and licenses   | \$1,500  | 1988-2023      |

### SECTION 160: Liquor Licenses

| #  | Service Category | Service Type                 | Current Fees | Effective Date |
|----|------------------|------------------------------|--------------|----------------|
| 1) | Liquor Licenses  |                              |              |                |
|    |                  | Letter of Public Convenience | \$90         | 1988-2023      |

### SECTION 170: Miscellaneous Fees

| #  | Service Category   | Service Type  | Current Fees | Effective Date |
|----|--------------------|---|--------------|----------------|
| 1) | Miscellaneous Fees |   |              |                |
|    |                    | Correctable Citation Fee (in addition to other fines and fees)      | \$25         | 1988-2023      |
|    |                    | Automation Surcharge Fee (all development applications and permits) | 10% of fee   | 1988-2023      |
|    |                    | General Plan update fee (per EDU, or 1.5 multiple dwelling units)   | \$47         | 1988-2023      |
|    |                    | Invoice Fee - when not making monthly payments                      | \$25         | 1988-2023      |
|    |                    | Medical Cannabis Business Compliance Review                         | \$2,000      | 6/21/2022      |
|    |                    | Medical Cannabis Business Financial Audit                           | \$10,000     | 6/21/2022      |





## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 180: Park Fees

| #  | Service Category | Service Type        | Current Fees | Effective Date |
|----|------------------|---------------------|--------------|----------------|
| 1) | Park Fees        | Refer to Appendix A |              | 1988-2023      |

### SECTION 190: Planning Fees

| #  | Service Category | Service Type   | Current Fees                             | Effective Date |
|----|------------------|--|--|----------------|
| 1) | Planning Fees    |  |  |                |
|    |                  | Accessory Dwelling Units   | \$140                                    | 1988-2023      |
|    |                  | Adult Entertainment Business Permit  | \$293                                    | 1988-2023      |
|    |                  | Alteration of Non-Conforming Use   | \$199                                    | 1988-2023      |
|    |                  | Annexation   | \$1,056 + CRB                            | 1988-2023      |
|    |                  | Certificate of Correction/Certificate of Compliance  | \$140                                    | 1988-2023      |
|    |                  | Conditional Use Permit   | \$3,009                                  | 1988-2023      |
|    |                  | Conditional Use Permit for uses including alcoholic beverages                                | \$971                                    | 1988-2023      |
|    |                  | Development Agreement (includes density bonus, etc.)   | \$906                                    | 1988-2023      |
|    |                  | Document Review (Bio Study, Cultural, Traffic, Noise, etc.)                                  | \$140 each                               | 1988-2023      |
|    |                  | Initial Study (with negative declaration)  | \$971                                    | 1988-2023      |
|    |                  | Extension of Time Request  | \$257                                    | 1988-2023      |
|    |                  | General Plan Amendments/Zone Change/Specific Plan Amendments                                 | \$695                                    | 1988-2023      |
|    |                  | <b>Landscape Plans</b>   |  |                |
|    |                  | a. Commercial, Industrial, Multi-Family (Includes LMD)                                       | \$388                                    | 1988-2023      |
|    |                  | b. Subdivisions, up to 5 plans   | \$257                                    | 1988-2023      |
|    |                  | c. Subdivision, Landscape Maintenance District (includes basins)                             | \$388                                    | 1988-2023      |
|    |                  | d. Parks (HRPD or HOA)   | \$131                                    | 1988-2023      |
|    |                  | e. Specific Plans/Planned Developments   | CRB or Deposit                           | 1988-2023      |
|    |                  | Lot Line Adjustment/Lot Merger/Access Easements/Suspension                                   | \$161                                    | 1988-2023      |
|    |                  | Agreements   |  |                |
|    |                  | Medicinal Cannabis Delivery Business Permit  | \$2,128                                  | 1988-2023      |
|    |                  | Minor Exception  | \$91                                     | 1988-2023      |
|    |                  | Revised Site Plan Reviews (SPRRs) and Revised  | \$257                                    | 1988-2023      |
|    |                  | Conditional Use Permits (CUPRs) - Minor Revisions  |  |                |
|    |                  | Revised Site Plan Reviews (SPRRs) and Revised  | \$2,128                                  | 1988-2023      |
|    |                  | Conditional Use Permits (CUPRs) - Major Revisions  |  |                |
|    |                  | <b>Sign Plans (each)</b>   | \$45                                     | 1988-2023      |
|    |                  | a. Site Sign Plans   | \$180                                    | 1988-2023      |
|    |                  | Site Plan Review   | \$2,128                                  | 1988-2023      |
|    |                  | Special Event/Temporary Use Permit/Temporary Occupancy Permit                                | \$140                                    | 1988-2023      |
|    |                  | Specific Plan/EIR/Planned Development  | \$2,500                                  | 10/17/2021     |
|    |                  | <b>Tentative Parcel Map</b>  |  |                |
|    |                  | a. Residential   | \$466 + \$2 per lot                      | 1988-2023      |
|    |                  | b. Non-Residential   | \$648 + \$2 per lot                      | 1988-2023      |
|    |                  | Tentative Tract Map  | \$1,975 plus \$2 per lot, addressing fee | 1988-2023      |
|    |                  | Variance   | \$971                                    | 1988-2023      |
|    |                  | <b>Other Services</b>  |  |                |
|    |                  | a. ABC and Public Convenience or Necessity Letters   | \$70                                     | 1988-2023      |
|    |                  | b. Site Review (without application)   | \$140                                    | 1988-2023      |
|    |                  | c. Zoning Letter   | \$140                                    | 1988-2023      |
|    |                  | d. Non-Specified Services  | \$45 min.                                | 1988-2023      |
|    |                  | e. Additional plan review or inspection time (After 3 checks/incomplete letters/inspections) | CRB                                      | 1988-2023      |
|    |                  | f. Mobile Food Service/Sidewalk Vending  | \$140                                    | 1988-2023      |
|    |                  | g. Plan review   |  |                |
|    |                  | i. Grading   |  |                |
|    |                  | 1. Tract maps (5-100 lots)   | \$309                                    | 1988-2023      |
|    |                  | 2. Tract maps (101- 250 lots)  | \$412                                    | 1988-2023      |
|    |                  | 3. Tract maps (251 + lots)   | \$618                                    | 1988-2023      |
|    |                  | 4. Non-residential and MFR (0-10 acres)  | \$412                                    | 1988-2023      |
|    |                  | 5. Non-residential and MFR (10+ acres)   | \$618                                    | 1988-2023      |
|    |                  | ii. Residences in tracts (per 5 units in model complex) (up to 5 floor plans)                | \$154                                    | 1988-2023      |
|    |                  | iii. Multi-family residences (each building elevation)                                       | \$360                                    | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|   |                      |           |
|---|----------------------|-----------|
| iv. Non-residential (each building)                                   |                      |           |
| 1. 0-10,000 sq. ft.   | \$257                | 1988-2023 |
| 2. 10,001 - 100,000 sq. ft.   | \$309                | 1988-2023 |
| 3. \$100,001 sq. ft. +  | \$360                | 1988-2023 |
| 4. Tenant Improvement Plan Review                                     | \$140                | 1988-2023 |
| v. Final Map Review   | \$255                | 1988-2023 |
| h. Inspections  |                      |           |
| i. Tract architectural review (per 5 units)                           | \$154 (\$30.80/unit) | 1988-2023 |
| ii. Multi-family architectural review                                 | \$360                | 1988-2023 |
| iii. Non-residential  |                      |           |
| 1. 0-10,000 sq. ft.   | \$206                | 1988-2023 |
| 2. 10,001 - 100,000 sq. ft.   | \$309                | 1988-2023 |
| 3. 100,001 + sq. ft.  | \$360                | 1988-2023 |
| iv. Miscellaneous (tenant improvements, additions, landscaping, etc.) | \$140                | 1988-2023 |

### SECTION 200: Police - Public Safety

| #  | Service Category           | Service Type  | Current Fees   | Effective Date |
|----|----------------------------|---|--|----------------|
| 1) | <b>Administrative Fees</b> |   |  |                |
|    |                            | Citation Sign-off   | \$10   | 1988-2023      |
|    |                            | Excessive False Alarms (Police Multiple Disturbance Response Program) | 1st = No charge/Warning and 3-year probation;<br>2nd = \$500, 3rd = \$1,000,<br>4th = \$1,000, 5th + = \$2,500 | 10/16/2022     |
|    |                            | Stored Vehicle Release Fee (tow fee)                                  | \$150  | 9/19/2022      |
|    |                            | VIN Verification  | \$10   | 1988-2023      |
|    |                            | Clearance Letter/Records Check  | \$15   | 1988-2023      |
| 2) | <b>Emergency Response</b>  |   |  |                |
|    |                            | Incidents involving person under the influence                        | CRB with \$1,000 max.  | 1988-2023      |
| 3) | <b>Incident Reports</b>    |   |  |                |
|    |                            | Incident Reports  | \$10   | 1988-2023      |

### SECTION 201: Engineering

| #  | Service Category                           | Service Type   | Current Fees                  | Effective Date |
|----|--|--|-------------------------------|----------------|
| 1) | <b>Engineering Fees</b>                    |  |                               |                |
|    |  | <b>Development Review Committee</b>  |                               |                |
|    |  | a. All Applications Except Tentative Tracts  | \$172 + CRB                   | 1988-2023      |
|    |  | b. Tentative Tracts  | \$344 + CRB                   | 1988-2023      |
|    |  | <b>Final Map Review</b>  |                               |                |
|    |  | a. Final Parcel Map  | \$550                         | 1988-2023      |
|    |  | b. Final Tract Map   | \$550 + \$20 per lot          | 1988-2023      |
|    |  | Pre-Construction Meeting   | \$240                         | 1988-2023      |
|    |  | Cash Deposits/Bonds (grading and paving)   | \$104 + CRB                   | 1988-2023      |
|    |  | Additional plan review or inspection time (After 3 checks or inspections)  | CRB                           | 1988-2023      |
| 2) | <b>Plan Review</b>                         |  |                               |                |
|    |  | Mass Grading (Sites over 10 acres)   | \$450 per sheet               | 10/17/2021     |
|    |  | Commercial/Industrial/Multi-Family Grading   | \$450 per sheet               | 1988-2023      |
|    |  | Industrial Onsite Utility Plan   | \$1,732 per sheet             | 9/19/2022      |
|    |  | Rough Grading (Residential Tracts)   | \$450 per sheet               | 10/17/2022     |
|    |  | Precise Grading (Residential Tracts)   | \$311 + \$20 per lot          | 1988-2023      |
|    |  | Hydrology Review   | \$550 + CRB after 2 checks    | 1988-2023      |
| 3) | <b>Plan Review for Public Improvements</b> |  |                               |                |
|    |  | Streets, Drainage, Storm Drain Water, Sewer, Utility Plan (Includes fire hydrants, fire services, domestic water connections, sewer connections, misc. utility connections, and new line installation not requiring plan & profile but on same sheet(s)) New Line Installation (Plan and Profile View) | 3% of Engineers Cost Estimate | 1988-2023      |
|    |  | Fire Hydrant (Stand Alone - Not on Utility Plan)   | \$129                         | 1988-2023      |
|    |  | Revisions to Plans (per sheet)   | \$192                         | 1988-2023      |





## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

|  |       |           |
|--|-------|-----------|
| Legal document Review (per document) (Includes Irrevocable Offers of Dedication, Easements, Lot Mergers and Lot Line Adjustments, Title Reports) | \$192 | 1988-2023 |
| Request and Processing of Vacations  | \$450 | 1988-2023 |

|                                |       |           |
|--------------------------------|-------|-----------|
| Revisions to Plans (per sheet) | \$192 | 1988-2023 |
|--------------------------------|-------|-----------|

### 4) Inspections

|  |                               |           |
|--|-------------------------------|-----------|
| Streets, Drainage, Storm Drain, Water, Sewer. Includes fire hydrants, domestic water connections, sewer connections, misc. utility connections, and new line installation, drive approaches, utility cuts and trenches | 2% of Engineers Cost Estimate | 1988-2023 |
|--|-------------------------------|-----------|

#### Driveway Approach-Stand Alone (not assoc. to project)

|  |       |           |
|--|-------|-----------|
| a. Residential (Asphalt or Concrete, Each) | \$86  | 1988-2023 |
| b. Non-Residential                         | \$172 | 1988-2023 |

#### Utility Cuts and Trenches-Stand Alone (not assoc. to project)

|  |       |           |
|--|-------|-----------|
| a. Up to 18 square feet in area                      | \$48  | 1988-2023 |
| b. 0 to 300 ft. in length                            | \$141 | 1988-2023 |
| c. 301 to 500 ft. in length                          | \$172 | 1988-2023 |
| d. Over 1,000 ft. in length (per 100 ft. additional) | \$15  | 1988-2023 |
| e. 501 to 1,000 ft. in length                        | \$203 | 1988-2023 |
| f. Over 1,000 ft. in length (per 100 ft. additional) | \$15  | 1988-2023 |
| Fire Service (per service - all sizes)               | \$172 | 1988-2023 |

### 5) Permits

|  |      |            |
|--|------|------------|
| Construction                                 | \$26 | 1988-2023  |
| Excavation                                   | \$26 | 1988-2023  |
| <b>Oversize Load and Heavy Load Vehicles</b> |      |            |
| a. Per Trip                                  | \$16 | 1988-2023  |
| b. Annual                                    | \$90 | 10/17/2021 |
| Tree Removal                                 | \$26 | 1988-2023  |
| Oversized Parking (per night)                | \$75 | 1988-2023  |

### 6) Other Services Not Identified

|   |  |           |
|---|--|-----------|
| Automatic Water Meter Reader                            | \$109 in addition to standard meter fees | 1988-2023 |
| Professional Report Review (Geotechnical, Soils Report) | \$214                                    | 1988-2023 |
| Hydrology Report Review                                 | \$550                                    | 1988-2023 |
| Traffic Scoping Analysis Review                         | \$500                                    | 1988-2023 |
| Traffic Impact Study Review                             | \$2,500                                  | 1988-2023 |
| Research (per quarter hour)                             | \$16                                     | 1988-2023 |

## SECTION 205: National Pollutant Discharge Elimination System (NPDES) Program/Stormwater

| #  | Service Category  | Service Type | Current Fees           | Effective Date |
|----|---|--------------|------------------------|----------------|
| 1) | Plan Check  |              |                        |                |
|    | <b>WQMP Review</b>  |              |                        |                |
|    | a. Site Design Only WQMP  |              |                        |                |
|    | i. Single Family Residential Infill   |              | \$225 + CRB after 3    | 1988-2023      |
|    | ii. Accessory Dwelling Unit (ADU)   |              | \$165 + CRB after 3    | 1988-2023      |
|    | iii. Commercial/Industrial/Multi-Family   |              | \$300 + CRB after 3    | 1988-2023      |
|    | b. Preliminary/Final Regulated WQMP   |              |                        |                |
|    | i. Commercial/Industrial/Multi-Family   |              | \$1,500                | 1988-2023      |
|    | ii. Tracts  |              | \$1,500                | 1988-2023      |
|    | iii. Tracts with more than 50 lots  |              | \$1,500 + \$10 per lot | 1988-2023      |
|    | c. WQMP Consistency Review with Landscape/Civil Plans   |              |                        |                |
|    | i. Commercial/Industrial/Multi-Family   |              | \$140 + CRB after 3    | 1988-2023      |
|    | ii. Tracts  |              | \$210 + CRB after 3    | 1988-2023      |
|    | <b>Erosion Sediment Control Plan (ESCP) and Storm Water Pollution Prevention Plan (SWPPP)</b> |              |                        |                |
|    | a. ESCP Sites less than 1 acre  |              |                        |                |
|    | i. Single Family Residential  |              | \$125 + CRB after 3    | 1988-2023      |
|    | ii. Commercial/Industrial/Multi-Family  |              | \$190 + CRB after 3    | 1988-2023      |
|    | b. SWPPP Sites over 1 acre  |              |                        |                |
|    | i. Single Family Residential  |              | \$1,000                | 1988-2023      |
|    | ii. Commercial/Industrial/Multi-Family  |              | \$1,000                | 1988-2023      |
|    | iii. Tracts   |              | \$1,000                | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### 2) Inspections

#### Erosion Sediment Control (ESCP) –Sites less than 1 acre

|   |       |           |
|---|-------|-----------|
| a. Single Family Residential Site Inspection          | \$450 | 1988-2023 |
| b. Commercial/Industrial Multi-Family Site Inspection | \$640 | 1988-2023 |

#### Storm Water Pollution Prevention Plan (SWPPP) - Sites over 1 acre

|   |  |           |
|---|--|-----------|
| a. Single Family Residential Site Inspection          | \$850 + CRB after 8                      | 1988-2023 |
| b. Commercial/Industrial Multi-Family Site Inspection | \$1,550 +CRB after 12                    | 1988-2023 |
| c. Tracts Site Inspection                             | \$2,350 + \$10 per lot +<br>CRB after 12 | 1988-2023 |

#### Post Construction BMP Installation Inspections

|   |          |           |
|---|----------|-----------|
| a. Single Family Residential Site Design Measure Implementation | \$110    | 1988-2023 |
| b. Commercial/Industrial/Multi-Family                           |          |           |
| i. Site Design Measure Implementation                           | \$165    | 1988-2023 |
| ii. Above/Underground Detention/Retention                       | \$170    | 1988-2023 |
| c. Tracts   |          |           |
| i. Site Design Measure Implementation                           | \$65/lot | 1988-2023 |
| ii. Detention/Retention System                                  | \$179    | 1988-2023 |

### 3) NPDES Program

#### Post Construction BMP Maintenance Program

|   |       |           |
|---|-------|-----------|
| a. Annual BMP Certification Permit              | \$100 | 1988-2023 |
| b. BMP Inspection                               | \$110 | 1988-2023 |
| c. Overdue Certification (greater than 30 days) | \$200 | 1988-2023 |

#### Business Operations NPDES Compliance Program

|                             |       |           |
|-----------------------------|-------|-----------|
| a. Business Site Inspection | \$110 | 1988-2023 |
|-----------------------------|-------|-----------|

### SECTION 210: Refunds/Additional Fees

| #  | Service Category        | Service Type  | Current Fees                                 | Effective Date |
|----|-------------------------|---|--|----------------|
| 1) | Refunds/Additional Fees |   |  |                |
|    |                         | a. Added fees and refunds. Pursuant to California Government Code Sections 29373.1 and 29375.1, where additional fees are collected for completed staff work due or when a refund of deposited funds are due, when such charges or refunds are ten dollars (\$10) or less, a charge or refund need not be made. |  | 1988-2023      |
|    |                         | b. The City Manager or designee may authorize a full refund of any fee that was erroneously paid or collected.  |  | 1988-2023      |
|    |                         | c. The City Manager or designee may authorize the refunding of up to eighty percent (80%) of any fee paid when a written request for withdrawal is received prior to any action being taken. Up to sixty dollars (\$60) of the initial application fee may be retained.   |  | 1988-2023      |
|    |                         | d. The City Manager or designee shall not authorize the refunding of any fee except upon written application filed by the original applicant no later than one hundred eighty (180) days after the application date.  |  | 1988-2023      |
|    |                         | e. Cost Reasonably Borne (CRB) shall be charged for all projects exceeding costs for the minimum amount.  |  | 1988-2023      |
|    |                         | f. All fees shall be calculated to the nearest one-quarter (1/4) hour.  |  | 1988-2023      |
|    |                         | g. Penalty fees shall be assessed wherever required permits or licenses have not been properly obtained.  |  | 1988-2023      |
|    |                         | i. First Occurrence   | Double Fee                                   | 1988-2023      |
|    |                         | ii. Second and Subsequent Occurrences   | Triple Fee or \$500,<br>whichever is greater | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 220: Sale of Printed Material

| #  | Service Category         | Service Type                        | Current Fees | Effective Date |
|----|--------------------------|-------------------------------------|--------------|----------------|
| 1) | Sale of Printed Material |                                     |              |                |
|    |                          | Developers Handbook                 | \$90         | 1988-2023      |
|    |                          | Plans and Specifications            | \$50         | 1988-2023      |
|    |                          | Master Plan of Drainage (3 Volumes) | Actual Cost  | 1988-2023      |

### SECTION 230: Water District Fees

| #  | Service Category    | Service Type  | Current Fees   | Effective Date |
|----|---------------------|---|--|----------------|
| 1) | Water District Fees |   |  |                |
|    |                     | Water Rates   | See HWD Reso No. 2008-10   | 1988-2023      |
|    |                     | New Account Setup                                       | \$25   | 1988-2023      |
|    |                     | Turn on/off water meter - same day regular hours        | \$38   | 1988-2023      |
|    |                     | Turn on/off water meter - same day after hours          | \$125  | 1988-2023      |
|    |                     | Clean and Show  | \$20   | 1988-2023      |
|    |                     | Bill Suppression  | \$19   | 1988-2023      |
|    |                     | Water Service Disconnect Reconnection/Delinquency Fee   | All unpaid bills<br>Reg. Hrs. \$36<br>After hrs. \$109               | 1988-2023      |
|    |                     | Backflow Testing  | Initial Test \$119<br>Multiple Test \$243<br>Annual Residential \$65 | 1988-2023      |
|    |                     | Fire Flow Test  | Commercial \$111<br>Residential \$44                                 | 1988-2023      |
|    |                     | Bad Check/Fraudulent Credit Card                        | 1st Offense \$25<br>2nd Offense \$35                                 | 1988-2023      |
|    |                     | Accounts turned over to Collections                     | Balance + Current Admin. Fee   | 1988-2023      |
|    |                     | Broken Lock/Tampering with District Property            | Lock \$30<br>Illegal Consumption<br>\$50-\$1,000                     | 1988-2023      |
|    |                     |   | Consumption 2 times actual usage<br>@ highest tier                   |                |
|    |                     | Change in termination/start date                        | 1st Request NC<br>2nd and Subsequent Requests \$10                   | 1988-2023      |
|    |                     | Cust Side Leak Service Call                             | \$12   | 1988-2023      |
|    |                     | Non-Compliance Customer Service Call-Out                | \$12 per Occurrence  | 1988-2023      |
|    |                     | Meter Pull/Reset  | 3/4" Meter Pull/Reset<br>\$45 each<br>1" Meter Pull/Reset<br>\$50    | 1988-2023      |
|    |                     | Meter Testing   | CRB  | 1988-2023      |
|    |                     | Delinquency   | 1% per month of<br>unpaid balance                                    | 1988-2023      |
|    |                     | Construction Meter Monthly Rental Fee                   | \$49/Month   | 1988-2023      |
|    |                     | Construction Meter Deposit and Set Up Charge            | Admin Fee \$33 (non-refundable)<br>Deposit \$950<br>Wrench \$50      | 1988-2023      |
|    |                     | Obstruction Fine  | \$50 Fee and CRB to remove<br>obstruction                            | 1988-2023      |
|    |                     | Payment Extension                                       | \$2 per request, maximum 3 per<br>year                               | 1988-2023      |
|    |                     | Re-calculate Bill                                       | \$25 each occurrence   | 1988-2023      |
|    |                     | Residential Water Service Installations (1" or smaller) | \$1,240  | 1988-2023      |
|    |                     | M35HRE Badger Meter for Fire Service Compliance         | \$126  | 1988-2023      |



## City-Wide Fee Schedule - Fees, Fines, Rates, and Charges

### SECTION 240: Waiver/Credits

| #  | Service Category | Service Type | Current Fees | Effective Date |
|----|------------------|--------------|--------------|----------------|
| 1) | Waiver/Credits   |              |              |                |

The Hesperia City Council and Board of Directors for the Hesperia Fire Protection District, Hesperia Redevelopment Agency and Hesperia Water District have adopted the preceding fee schedule to reasonably recover costs necessary to provide various services. As such, fee waivers/credits are not usually anticipated. However, it is understood that exceptions to the regular procedure may arise. The City Council and Board of Directors specifically authorize the City Manager or his/her designee to approve fee waivers, fee reductions, and/or issue credits to customers up to a total amount of \$5,000 per occurrence. This authorization shall apply to all adopted City fees, exclusive of any adopted Development Impact Fees or any other fee that is not able to be reduced as a matter of law. Furthermore, the City Manager or designee is authorized to waive fees/issue credits under the following circumstances:

- Failure of the District's water system, which results in an incorrect water meter reading.
- If the water delivery system becomes contaminated, fee/rate waivers are approved for all customers affected by such contamination.
- For the deposit required after the first time turn-off for non-payment as long as the customer signs a statement agreeing that the deposit waiver is only offered one time and, as such, if the customer is turned off again, the customer will pay all fees and charges.
- If a bank error caused a non-sufficient funds (NSF) check to be returned to the District, a waiver of the NSF charge is approved upon submission of proof by the customer from the bank that it was at fault.
- If the customer is able to provide proof that an incorrect billing has been made due to a service reduction at the customer's property.

On April 2, 2013 the City Council approved a Development Impact Fee (DIF) reduction for single family residential permits within existing recorded subdivisions/lots. This reduction was set to occur for 18-months, and must be for a valid permit. The City Council extended this reduction on September 16, 2014 and March 15, 2016, and it is now valid until further notice and approval by the City Council. The amount reduced is \$2,957 in City DIF, and \$2,573 in Water Facilities DIF (for ¾" meters). For larger meters please contact the Engineering division. The Hesperia Recreation and Park District has similarly modified their DIF as noted in Appendix A.

The City Council and Boards of Directors retain the sole authority to waive fees/issue credits above the City Manager's designated amount and require that waivers must be based on cause. Prior to waiving a fee, the applicant shall specify, in writing, the nature and extent of the fee waiver request and submit it with a deposit of \$50 to the City Clerk. Public entities need not submit the \$50 deposit. The deposit amount will be returned should the fees be waived. The City Clerk shall schedule the item for the next available meeting of the City Council or Board of Directors to which the request applies. Examples for which waivers may be considered would be fees for civic events or programs and fees for facilities providing community wide services. The City Council and/or Board of Directors shall decide based upon the merits of the request and their decision shall be final.

The City Manager is authorized to reduce or waive adoption fees as necessary to further the goal of adopting suitable animals from the animal shelter.



## Appendix A - Development Impact Fees

(Effective April 2, 2022)

Fees for development permits (e.g., building and grading permits) shall be the fees in effect at the time of issuance of such permit.

| Development Impact Fees    |                           |                                     |  |                           |                        |
|----------------------------|---------------------------|-------------------------------------|--|---------------------------|------------------------|
| Facility                   | Single-Family Residential | Multi-Family Residential (Per Unit) | Commercial/ Office/Retail (Per 1,000 SF) | Industrial (Per 1,000 SF) | Hotel/Motel (Per Room) |
| Fire Suppression           | \$648.00                  | \$491.00                            | \$187.00                                 | \$908.00                  | \$437.00               |
| Police Facilities          | \$10.00                   | \$8.00                              | \$4.00                                   | \$16.00                   | \$8.00                 |
| Animal Control Facilities  | \$227.00                  | \$176.00                            | \$0.00                                   | \$0.00                    | \$0.00                 |
| City Hall Facilities       | \$546.00                  | \$424.00                            | \$194.00                                 | \$856.00                  | \$412.00               |
| Records Storage Facilities | \$26.00                   | \$20.00                             | \$9.00                                   | \$41.00                   | \$20.00                |
| Drainage                   | \$1,387.00                | \$529.00                            | \$300.00                                 | \$910.00                  | \$306.00               |
| Streets                    | \$12,371.00               | \$8,667.00                          | \$6,000.00                               | \$2,703.00                | \$11,971.00            |
| <b>Total</b>               | <b>\$15,215.00</b>        | <b>\$10,315.00</b>                  | <b>\$6,694.00</b>                        | <b>\$5,434.00</b>         | <b>\$13,154.00</b>     |

| Park Fee                                      |                               |  |
|---|-------------------------------|--|
| Park Fee - New Tracts/Subdivisions (Per Unit) |                               |  |
| \$5,486.50                                    | \$5,461.50+ \$25.00 admin fee |  |

| School Fee   |                                  |
|--|----------------------------------|
| Residential New Construction                         | \$6.43/sq. ft. + \$25 admin fee  |
| Residential Additions (If under 500 sq. ft., exempt) | \$4.79/ sq. ft. + \$25 admin fee |
| Commercial/Industrial                                | \$0.78/ sq. ft. + \$25 admin fee |
| Senior Citizen Housing Project                       | \$0.78/ sq. ft. + \$25 admin fee |

| Assessment District 91-1 Buy-In Fees (Per Resolution No. 93-20)                                      |         |
|--|---------|
| Development not within Assessment District 91-1 but benefiting from improvements within the District |         |
| Street Improvements (per acre)   | \$2,587 |
| Sewer Improvements (per acre)  | \$729   |
| Water Improvements (per acre)  | \$507   |
| Fire Station Improvements (per acre)   | \$730   |

| A-04 Drainage DIF Fees (Per Resolution No. 2020-69) |                     |
|---|---------------------|
| Single Family Residential                           | \$10,539.11/unit    |
| Multi-Family  | \$5,018.63          |
| Non-Residential                                     | \$2,462.65/1,000 sf |

\*\*For current sewer and water meter rates, please contact the Engineering Division at (760) 947-1438.

\*\* The portion of sewer fees remitted by City to Victor Valley Water Reclamation Agency will include a \$25 administrative fee to the City



## Hesperia Water District Water/Sewer Connection Fee Summary

Appendix A (Continued)

| COMMERCIAL/INDUSTRIAL - EFFECTIVE MAY 17, 2020 (HWD 2020-08)  |                |                        |                  |                          |                        |                        |  |  |  |
|---|----------------|------------------------|------------------|--------------------------|------------------------|------------------------|--|--|--|
| Fees for development permits (e.g., building and grading permits) shall be the fees in effect at the time of issuance of such permit. |                |                        |                  |                          |                        |                        |  |  |  |
| WATER METERS  |                |                        |                  |                          |                        |                        |  |  |  |
| Size  | Meter          | Installation           | Facilities Fee   | Supplemental Water Fee   | Total w/o Installation | Total w/ Installation  |  |  |  |
| 3/4"  | \$ 162.00      | \$ 1,240.00            | \$ 3,513.00      | \$ 3,076.00              | \$ 6,751.00            | \$ 7,991.00            |  |  |  |
| 1"  | \$ 182.00      | \$ 1,240.00            | \$ 5,270.00      | \$ 4,614.00              | \$ 10,066.00           | \$ 11,306.00           |  |  |  |
| Size  | Labor          | Equipment              | Street Repair    | Meter and Materials      | Facilities Fee         | Supplemental Water Fee | Total w/o Labor, Equipment & Street Repair | Total w/Labor, Equipment & Street Repair |  |
| 1-1/2"  | \$ 727.00      | \$ 941.00              | \$ 1,796.00      | \$ 1,145.00              | \$ 14,052.00           | \$ 12,304.00           | \$ 27,501.00                               | \$ 30,965.00                             |  |
| 2"  | \$ 727.00      | \$ 941.00              | \$ 1,796.00      | \$ 1,666.00              | \$ 22,483.00           | \$ 19,686.00           | \$ 43,835.00                               | \$ 47,299.00                             |  |
| 3"  | \$ 820.00      | \$ 1,008.00            | \$ 1,796.00      | \$ 3,350.00              | \$ 44,966.00           | \$ 39,373.00           | \$ 87,689.00                               | \$ 91,313.00                             |  |
| 4"  | \$ 820.00      | \$ 1,008.00            | \$ 1,796.00      | \$ 3,830.00              | \$ 70,260.00           | \$ 61,520.00           | \$ 135,610.00                              | \$ 139,234.00                            |  |
| 6"  |                |                        |                  |                          | \$ 140,520.00          | \$ 123,040.00          |  | \$ 263,560.00                            |  |
| 8"  |                |                        |                  |                          | \$ 224,832.00          | \$ 196,864.00          |  | \$ 421,696.00                            |  |
| *Cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal                |                |                        |                  |                          |                        |                        |  |  |  |
| FIRE SERVICES   |                |                        |                  |                          |                        |                        |  |  |  |
| Size  | Facilities Fee | Supplemental Water Fee | Total            | Effective Date           |                        |                        |  |  |  |
| 2"  | \$ 702.60      | \$ -                   | \$ 702.60        |                          |                        |                        |  |  |  |
| 3"  | \$ 1,405.20    | \$ -                   | \$ 1,405.20      |                          |                        |                        |  |  |  |
| 4"  | \$ 2,810.40    | \$ -                   | \$ 2,810.40      |                          |                        |                        |  |  |  |
| 6"  | \$ 4,215.60    | \$ -                   | \$ 4,215.60      |                          |                        |                        |  |  |  |
| 8"  | \$ 9,133.80    | \$ -                   | \$ 9,133.80      |                          |                        |                        |  |  |  |
| 10"   | \$ 14,052.00   | \$ -                   | \$ 14,052.00     |                          |                        |                        |  |  |  |
| 12"   | \$ 28,104.00   | \$ -                   | \$ 28,104.00     | 9/19/2022                |                        |                        |  |  |  |
| SEWER CONNECTIONS   |                |                        |                  |                          |                        |                        |  |  |  |
| Victor Valley Wastewater Reclamation Authority  |                |                        | Per Fixture Unit | Equivalent Dwelling Unit | Total                  | Per EDU                |  |  |  |
| Effective Date: May 1, 2020   |                |                        | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00            |                        |  |  |  |
| Hesperia Water District   |                |                        | Per Fixture Unit | Equivalent Dwelling Unit | Total                  | Per EDU                |  |  |  |
| Effective Date: February 1, 2008  |                |                        | \$ 70.45         | 20 Fixture Units         | \$ 1,406.00            |                        |  |  |  |
| *Fixture units will be calculated by Hesperia Water District based on approved Building Plans.  |                |                        |                  |                          |                        |                        |  |  |  |



## Hesperia Water District Water/Sewer Connection Fee Summary

Appendix A (Continued)

### SINGLE FAMILY RESIDENTIAL - EFFECTIVE JANUARY 19, 2020 (HWD 2019-12)

Fees for development permits (e.g., building and grading permits) shall be the fees in effect at the time of issuance of such permit.

| WATER METERS |           |              |                |                        |                       |
|--------------|-----------|--------------|----------------|------------------------|-----------------------|
| Size         | Meter     | Installation | Facilities Fee | Supplemental Water Fee | Total w/ Installation |
| 3/4"         | \$ 162.00 | \$ 1,240.00  | \$ 3,513.00    | \$ 3,076.00            | \$ 7,991.00           |
| 1"           | \$ 182.00 | \$ 1,240.00  | \$ 5,270.00    | \$ 4,614.00            | \$ 11,306.00          |

| Size   | Labor     | Equipment   | Street Repair | Meter and Materials | Facilities Fee | Supplemental Water Fee | Total w/Labor, Equipment & Street Repair |
|--------|-----------|-------------|---------------|---------------------|----------------|------------------------|--|
| 1-1/2" | \$ 727.00 | \$ 941.00   | \$ 1,796.00   | \$ 1,145.00         | \$ 14,052.00   | \$ 12,304.00           | \$ 30,965.00                             |
| 2"     | \$ 727.00 | \$ 941.00   | \$ 1,796.00   | \$ 1,666.00         | \$ 22,483.00   | \$ 19,686.00           | \$ 47,299.00                             |
| 3"     | \$ 820.00 | \$ 1,008.00 | \$ 1,796.00   | \$ 3,350.00         | \$ 44,966.00   | \$ 39,373.00           | \$ 91,313.00                             |
| 4"     | \$ 820.00 | \$ 1,008.00 | \$ 1,796.00   | \$ 3,830.00         | \$ 70,260.00   | \$ 61,520.00           | \$ 139,234.00                            |
| 6"     |           |             |               |                     | \$ 140,520.00  | \$ 123,040.00          | \$ 263,560.00                            |
| 8"     |           |             |               |                     | \$ 224,832.00  | \$ 196,864.00          | \$ 421,696.00                            |

\*Cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal

| FIRE SERVICES |                |                        |              |                |
|---------------|----------------|------------------------|--------------|----------------|
| Size          | Facilities Fee | Supplemental Water Fee | Total        | Effective Date |
| 2"            | \$ 702.60      | -                      | \$ 702.60    |                |
| 3"            | \$ 1,405.20    | -                      | \$ 1,405.20  |                |
| 4"            | \$ 2,810.40    | -                      | \$ 2,810.40  |                |
| 6"            | \$ 4,215.60    | -                      | \$ 4,215.60  |                |
| 8"            | \$ 9,133.80    | -                      | \$ 9,133.80  |                |
| 10"           | \$ 14,052.00   | -                      | \$ 14,052.00 |                |
| 12"           | \$ 28,104.00   | -                      | \$ 28,104.00 | 9/19/2022      |

| SEWER CONNECTIONS                              |                  |                          |               |
|--|------------------|--------------------------|---------------|
| Victor Valley Wastewater Reclamation Authority | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
| Effective Date: May 1, 2020                    | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00   |
| Hesperia Water District                        | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
| Effective Date: February 1, 2008               | \$ 70.45         | 20 Fixture Units         | \$ 1,406.00   |

\*Fixture units will be calculated by Hesperia Water District based on approved Building Plans.



## Hesperia Water District Water/Sewer Connection Fee Summary

Appendix A (Continued)

### MULTI-FAMILY/HOTEL-MOTEL - EFFECTIVE JANUARY 19, 2020 (HWD 2019-12)

Fees for development permits (e.g., building and grading permits) shall be the fees in effect at the time of issuance of such permit.

| WATER METERS |           |              |                |                        |                       |
|--------------|-----------|--------------|----------------|------------------------|-----------------------|
| Size         | Meter     | Installation | Facilities Fee | Supplemental Water Fee | Total w/ Installation |
| 3/4"         | \$ 162.00 | \$ 1,240.00  | \$ 3,513.00    | # of units *3,076      | \$ 4,915.00           |
| 1"           | \$ 182.00 | \$ 1,240.00  | \$ 5,270.00    | # of units *3,076      | \$ 6,692.00           |

| Size   | Labor | Equipment | Street Repair | Meter and Materials | Facilities Fee | Supplemental Water Fee | Total w/Labor, Equipment & Street Repair |
|--------|-------|-----------|---------------|---------------------|----------------|------------------------|--|
| 1-1/2" |       |           |               | \$ 1,145.00         | \$ 14,052.00   | # of units *3,076      | \$ 15,197.00                             |
| 2"     |       |           |               | \$ 1,666.00         | \$ 22,483.00   | # of units *3,076      | \$ 24,149.00                             |
| 3"     |       |           |               | \$ 3,350.00         | \$ 44,966.00   | # of units *3,076      | \$ 48,316.00                             |
| 4"     |       |           |               | \$ 3,830.00         | \$ 70,260.00   | # of units *3,076      | \$ 74,090.00                             |
| 6"     |       |           |               |                     | \$ 140,520.00  | # of units *3,076      | \$ 140,520.00                            |
| 8"     |       |           |               |                     | \$ 224,832.00  | # of units *3,076      | \$ 224,832.00                            |

\*Cost for Labor, Equipment, Street Repair and Meter and Materials for 6" and 8" meters determined at time of submittal

\*\*Supplemental water fee for Hotels and Motels shall be determined by City Engineer at time of submittal

| FIRE SERVICES |                |                        |              |                |
|---------------|----------------|------------------------|--------------|----------------|
| Size          | Facilities Fee | Supplemental Water Fee | Total        | Effective Date |
| 2"            | \$ 702.60      | \$ -                   | \$ 702.60    |                |
| 3"            | \$ 1,405.20    | \$ -                   | \$ 1,405.20  |                |
| 4"            | \$ 2,810.40    | \$ -                   | \$ 2,810.40  |                |
| 6"            | \$ 4,215.60    | \$ -                   | \$ 4,215.60  |                |
| 8"            | \$ 9,133.80    | \$ -                   | \$ 9,133.80  |                |
| 10"           | \$ 14,052.00   | \$ -                   | \$ 14,052.00 |                |
| 12"           | \$ 28,104.00   | \$ -                   | \$ 28,104.00 | 9/19/2022      |

| SEWER CONNECTIONS  |                  |                          |               |
|--|------------------|--------------------------|---------------|
| Victor Valley Wastewater Reclamation Authority   | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
| Effective Date: May 1, 2020  | \$ 233.95        | 20 Fixture Units         | \$ 4,679.00   |
| Hesperia Water District  | Per Fixture Unit | Equivalent Dwelling Unit | Total Per EDU |
| Effective Date: February 1, 2008   | \$ 70.45         | 20 Fixture Units         | \$ 1,406.00   |
| *Fixture units will be calculated by Hesperia Water District based on approved Building Plans. |                  |                          |               |





## Appendix B - Fire Service Fees

Please visit the following link for the **San Bernardino County Fire Protection District Fiscal Year 2022/2023 Fee Schedule**:

<https://sbcfire.org/wp-content/uploads/sites/46/2022/04/2022-23-Fire-Fees.pdf>



## Appendix C - Hourly Rates

**1. Cost Recovery** – It is the intent of the City Council to recover all costs reasonably borne.

**2. Costs Reasonably Borne** – Costs reasonably borne are determined in Ordinance 107 and include the following:

- a. Direct costs – Includes salaries, overtime, benefits, materials and supplies, and contract costs.
- b. Indirect costs – Includes equipment, printing, vehicles and maintenance costs.
- c. Fixed asset recovery – Includes buildings, tenant improvements, vehicles, field and office equipment.
- d. Departmental overhead – Includes management and others involved in departmental administration.
- e. General overhead – Includes City Council, City Manager, City Attorney, Finance, Administrative Services, City Clerk, Non-Departmental (including insurance and utilities).
- f. Debt-service – Includes payments less lease receipts for City owned structures.

**3. Hourly Rates for Community Development Employees:**

|                                  |          |
|----------------------------------|----------|
| a. Administrative Analyst        | \$107.78 |
| b. Animal Control Officer        | \$95.12  |
| c. Associate Planner             | \$131.32 |
| d. Building Inspector            | \$102.52 |
| e. Code Enforcement Officer      | \$107.81 |
| f. Community Development Tech    | \$91.58  |
| g. Plans Examiner                | \$110.90 |
| h. Senior Animal Control Officer | \$98.53  |
| i. Senior Planner                | \$140.35 |

**4. Hourly Rates for Engineering Employees**

|                                 |          |
|---------------------------------|----------|
| a. Administrative Analyst       | \$105.14 |
| b. Assistant Engineer           | \$114.79 |
| c. Construction Inspector       | \$106.52 |
| d. Engineering Technician       | \$92.89  |
| e. Management Analyst           | \$112.21 |
| f. Office Assistant             | \$90.43  |
| g. Project Construction Manager | \$132.12 |
| h. Senior Engineer              | \$129.49 |
| i. Senior Office Assistant      | \$93.51  |

# City of Hesperia

## STAFF REPORT



**DATE:** March 19, 2024

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Nathan R. Freeman, Director of Development Services  
Ryan Leonard, Principal Planner

**SUBJECT:** Urgency Ordinance-Single Price Overstock/Discount Stores Moratorium

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### RECOMMENDED ACTION

It is recommended that the City Council waive further reading and adopt Urgency Ordinance 2024-03 pursuant to California Government Code Section 65858 extending a moratorium for a period of ten (10) months and fifteen (15) days on the establishment or expansion of single price overstock/discount stores, or store as appropriate (SPODS).

### BACKGROUND

Pursuant to State law, Government Code Section 65858, a city may enact an interim zoning ordinance on an urgency basis ("Urgency Ordinance") for the protection of public safety, health, and welfare by prohibiting any use(s) that a city is intending to study within a reasonable period of time.

On February 6, 2024, the City Council adopted Urgency Ordinance No. 2024-02 establishing a 45-day moratorium on the establishment or expansion of SPODS in the City. Pursuant to State law, the adopted Urgency Ordinance is valid for 45 days and will expire on March 22, 2024, unless extended by the City Council. After holding a public hearing, the City Council may extend the Urgency Ordinance for up to an additional 10 months and 15 days, for a total period of one year. As with the initial adoption of the Urgency Ordinance, a four-fifths (4/5) vote is required to extend the Urgency Ordinance.

An extension of the Urgency Ordinance will allow staff the necessary time to draft a Development Code Amendment, to regulate the establishment or expansion of new SPODS, and present it to the Planning Commission for review and then the City Council for final review and approval.

### ISSUES/ANALYSIS

As noted in staff's previous report, dated February 6, 2024, SPODS are generally defined as a retail store that is less than 15,000 square feet and sells individual items generally obtained through outlet, close-out, discontinued, liquidation, or overstock, primarily at a single discount price or in the low and very low price ranges (e.g., \$10.00, or less). Moreover, a SPODS typically dedicates less than fifteen percent (15%) of shelf space to fresh or frozen foods and produce and sells at retail an assortment of physical goods, products or merchandise directly to the consumer, including food or beverage for off-premises consumption, personal grooming and health products, household goods, and other consumer products.

Additionally, SPODS may have a profound impact on the public health, safety, general welfare, and quality of life of surrounding communities and tend to proliferate in low-income neighborhoods. SPODS typically have lower quality items, items that cost much more per ounce over time, and limited access to fresh foods for vulnerable neighborhoods. Furthermore, SPODS generally employ fewer people at lower wages than grocery stores and tend to depend on taxpayers to subsidize their employees' health insurance. Also, SPODS contribute to resident fear of safety by being a source of trash, loitering, or graffiti, and theft in and around them due to their lack of security.

The City's current zoning code does not specifically identify SPODS as permitted by right or as a conditional use, so no specific regulations to curb threats to public health, safety, or welfare exist. As developable land becomes scarcer in the City, there is concern that the proliferation of SPODS, without further regulation, could have adverse impacts on the community. SPODS tend to operate in minimally developed spaces, discourage the upgrading of the existing area and its future economic vibrancy, and are inconsistent with the goal of upgrading commercial areas. Should SPODS continue to be permitted to locate within the commercial areas of the City, without further regulation, such developments would constitute a current and immediate threat to the public health, safety, and welfare in that such a development will start an irrevocable downward shift in the economic and aesthetic value of the area and thus act as a bar to the goals of the City.

Currently, the City has seventeen (17) single price overstock discount stores within the community:

| Number | Company                      | Location                                  |
|--------|------------------------------|---|
| 1      | Dollar Tree                  | Main St / Eighth Ave                      |
| 2      | Family Dollar                | Main St / Hickory Ave                     |
| 3      | Dollar Tree                  | Main St / I Ave                           |
| 4      | Dollar Tree                  | Main St / Escondido Ave                   |
| 5      | Button's Discount Store      | Main St / G Ave                           |
| 6      | 99 Cents Only                | Main St / G Ave                           |
| 7      | 99 Cents Only                | Main St / Topaz Ave                       |
| 8      | Dollar General               | I Avenue / Danbury Ave                    |
| 9      | M&M \$.99+ Store             | Main St / Eleventh Ave                    |
| 10     | 760 Discount Tools           | Hesperia Rd / Mesa St                     |
| 11     | Elite Tools and More         | Main St / Eighth Ave                      |
| 12     | Second Time Around Bin Store | Hesperia Rd / Sequoia St                  |
| 13     | High Desert Thunder Deals    | Main St / Eighth Ave                      |
| 14     | 99 Cent Discount Store       | Main St / C Ave                           |
| 15     | 99 Cent and Plus             | Bear Valley Rd / Hesperia Rd<br>(PENDING) |
| 16     | H&R Discount                 | Main St / Eighth Ave                      |
| 17     | Cash Deal and More           | Main St / Seventh Ave                     |

Staff intends to study the issues associated with SPODS to determine which locations are most appropriate to mitigate any potential adverse impacts on the City. This includes reviewing land use definitions for SPODS to determine if revisions are needed, evaluating all land use districts

where SPODS are permitted for suitability, and study development standards and best practices from other jurisdictions to determine if they would be appropriate City-wide.

Staff believes that continued approval of entitlements, building permits, or other approvals for new SPODS, without further regulations or studies, poses a current and immediate threat to public health, safety, and general welfare. Further regulations, via a Development Code Amendment, are needed for the purpose of protecting neighborhoods from negative secondary effects created by the concentration or clustering of such businesses. The regulations will help to avoid and reduce over-concentration and to maintain cleanliness for the health and safety of residents within the City's neighborhoods.

As previously noted, per Government Code Section 65858, a municipality may adopt an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time, for the immediate preservation of the general health, safety, or welfare, provided the ordinance contains a declaration of the facts constituting the urgency, and is passed by not less than a four-fifths (4/5) vote of the City Council.

As such, staff recommends that the City Council waive further reading and adopt Urgency Ordinance 2024-03 pursuant to California Government Code Section 65858 extending the moratorium for a period of ten (10) months and fifteen (15) days, or until such time as a permanent development code is in full force and effect, on the establishment or expansion of SPODS.

## **ENVIRONMENTAL REVIEW**

The City, as the Lead Agency, has determined that the proposed interim ordinance is exempt from further review under the California Environmental Quality Act (California Public Resources Code 21000, *et seq.*, "CEQA"). Section 15378 of the CEQA Guidelines provides that an activity is a project subject to CEQA when action that has the potential for resulting in physical change to the environment, either directly or indirectly. Section 15061(b)(3) of the CEQA Guidelines provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The City has determined that there is no possibility that the proposed ordinance may have a potential for resulting in physical change to the environment, or that if it does have the potential, there is no possibility that the activity in question may have a significant effect on the environment.

## **FISCAL IMPACT**

There are no fiscal impacts identified with this action.

## **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

## **ATTACHMENT(S)**

1. Urgency Ordinance 2024-03

## ORDINANCE NO. 2024-03

### **AN INTERIM URGENCY ORDINANCE OF THE CITY OF HESPERIA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF SINGLE PRICE OVERSTOCK/DISCOUNT STORES WITHIN CITY LIMITS FOR TEN (10) MONTHS AND FIFTEEN (15) DAYS**

**WHEREAS**, the City of Hesperia has the authority and responsibility to protect the public health, safety, and welfare of the City, and is responsible for adopting and implementing land use regulations within its boundaries; and

**WHEREAS**, a single price overstock/discount store (or stores as appropriate) (SPODS) is generally defined as a retail store less than 15,000 square feet that sells individual items generally obtained through outlet, close-out, discontinued, liquidation, or overstock, primarily at a single discount price or in the low and very low price ranges (e.g., \$10.00, or less); and SPODS dedicate less than fifteen percent (15%) of shelf space to fresh or frozen foods and produce and sells at retail an assortment of physical goods, products, or merchandise directly to the consumer, including food or beverage for off-premises consumption, personal grooming and health products, household goods, and other consumer products; and

**WHEREAS**, the Hesperia Municipal Code does not specifically identify SPODS as permitted by right or as a conditional use, so no specific regulations to curb threats to public health, safety, or welfare exist; and

**WHEREAS**, as developable land becomes scarcer in the City, there is concern that the proliferation of SPODS without further regulation can have adverse impacts on the City; SPODS have a profound impact on the health and quality of life of the surrounding neighborhoods and proliferate in low-income neighborhoods; SPODS typically have lower quality items that cost much more per ounce over time and contribute to local residents' fear of safety by being a source of trash, loitering, or graffiti; and theft in and around SPODS due to their lack of security can damage further health and safety by discouraging residents from engaging in their communities; and

**WHEREAS**, SPODS tend to operate in minimally developed spaces, discourage the upgrading of the existing area and its future economic vibrancy, and are inconsistent with the goal of upgrading the commercial areas; and

**WHEREAS**, the City's permissive policy towards SPODS could result in an overproliferation or oversaturation of said uses within the City; and

**WHEREAS**, absent clear regulation, the overproliferation and oversaturation of SPODS in the City pose a threat to the public peace, health, and safety, and, unless the City takes action to regulate the impacts described above, such developments would constitute a current and immediate threat to the public health, safety, and welfare in that such developments will start an irrevocable downward shift in the economic and aesthetic value of the area and thus act as a bar to the goals of the City; and

**WHEREAS**, the City intends to study the issues associated with SPODS to determine which locations are most appropriate to mitigate any potential adverse impacts on the City, including reviewing land use definitions for SPODS to determine if revisions are needed, evaluating all land use districts where SPODS are permitted for suitability, and studying development standards and best practices from other jurisdictions to determine if they would be appropriate City-wide; and

**WHEREAS**, Government Code Sections 36934, 36937 and 65858 expressly authorize the City Council to adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety and to prohibit a use that is in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time; and

**WHEREAS**, after undertaking this study the City intends to enact regulations specific to SPODS. The City intends to undertake the required study within a reasonable time. In the interim, the City Council finds it necessary to establish a moratorium on the development of new SPODS or the expansion of existing SPODS in order to prevent a conflict with the contemplated new policies or regulations; and

**WHEREAS**, on February 6, 2024 the City Council adopted Ordinance No. 2024-02 establishing a 45-day moratorium on the establishment or expansion of SPODS within the City limits. Ordinance No. 2023-02 will expire on March 22, 2024; and

**WHEREAS**, the City now desires to impose a ten month (10) and fifteen (15) day moratorium on the on the development of new SPODS or the expansion of existing SPODS within the City limits in order to complete a proposed development code amendment that will create new development regulations and development standards for SPODS; and

**WHEREAS**, continued approval of entitlements, building permits, or other approvals for new or expanded SPODS poses a current and immediate threat to the public health, safety, or general welfare. There is therefore an urgent necessity for the City to establish a moratorium on the establishment or expansion of SPODS to take effect immediately;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HESPERIA DOES HEREBY ORDAIN AS FOLLOWS.**

**SECTION 1. FINDINGS**

The City Council finds the facts set forth in the recitals in this Urgency Ordinance are true and correct, and are hereby incorporated by reference. Additionally, based on the foregoing, both verbal and written testimony at the public hearing, including the staff report, exhibits, and any materials provided by members of the public, the City Council finds as follows:

- A. This Ordinance is being adopted in order to allow the City time to thoroughly study and develop the City's laws, rules, procedures, and fees related to the operation and establishment of SPODS, to adequately and appropriately balance the rights of existing operators and future applicants who wish to establish or expand SPODS in the City, and to adequately and appropriately preserve the health, safety, and welfare of the community in the City of Hesperia.
- B. For the purposes of this Ordinance, SPODS are generally defined as retail stores less than 15,000 square feet that sell individual items generally obtained through

outlet, close-out, discontinued, liquidation, or overstock, primarily at a single discount price or in the low and very low price ranges (e.g., \$10.00, or less). SPODS dedicate less than fifteen percent (15%) of shelf space to fresh or frozen foods and produce and sells at retail an assortment of physical goods, products or merchandise directly to the consumer, including food or beverage for off-premises consumption, personal grooming and health products, household goods and other consumer products.

- C. The City finds that in the absence of a regulatory framework to govern SPODS, the adverse impacts frequently associated with SPODS likely will occur, resulting in unregulated and significant negative impacts upon the public health, safety, and welfare of the community.
- D. The City finds that the adverse impacts from SPODS include the following:
  - (1) The proliferation of SPODS throughout the City without due consideration presents an immediate threat to public health, safety, or welfare because they have profound impact on the health and quality of life of surrounding neighborhoods and proliferate in low-income neighborhoods. They typically have lower quality items that cost much more per ounce over time and contribute to local residents' fear of safety by being a source of trash, loitering, or graffiti, and theft in and around SPODS due to their lack of security can damage further health by discouraging residents from engaging in their communities; and
  - (2) SPODS tend to operate in minimally developed spaces, discourage the upgrading of the existing area and its future economic vibrancy, and are inconsistent with the goal of upgrading the commercial areas; and
  - (3) The overproliferation and oversaturation of SPODS in the City poses a threat to the public peace, health, and safety, and, unless the City takes action to regulate, the impacts described above, such developments would constitute a current and immediate threat to the public health, safety and welfare in that such developments will start an irrevocable downward shift in the economic and aesthetic value of the area and thus act as a bar to the goals of the City; and
- E. The City also finds that SPODS could have a negative economic impact for the City as follows:
  - (1) The use provides little economic benefit to the City or City residents, as there are minimal sales tax revenues associated with the use and typical wages paid would not increase the City's overall median income; and
  - (2) The continued establishment of single price overstock/discount stores will result in the loss of desirable commercial sites throughout the City and the loss of potential revenues; and.
- F. The City needs time to draft a proposed text amendment to the Zoning Code to preserve the health, safety, and welfare of the community in the City of Hesperia with respect to the operation of SPODS.



## **SECTION 2.**                    **AUTHORITY AND EFFECT**

The State Planning and Zoning Law (Cal. Gov't Code Sections 65000, *et seq.*) broadly empowers the City to plan for and regulate the use of land in order to provide for orderly development, the public health, safety, and welfare, and a balancing of property rights and the desires of the community and how its citizens envision their city.

## **SECTION 3.**                    **MORATORIUM**

A.        During the Effective Period of this Ordinance as specified below, no permit shall be issued for any development of any single price/overstock discount store, nor may a permit be issued for the expansion of an single price/overstock discount store, within the City. The foregoing shall explicitly prohibit the issuance of any zoning, land use, discretionary permit, building permit, environmental approval, business license, or any other entitlement involving businesses defined as a single price/overstock discount store herein, during the Effective Period.

B.        Notwithstanding the foregoing, any existing SPODS shall be allowed to obtain their annual City of Hesperia business license. Additionally, permits may be issued for minor construction, rehabilitation and landscaping or other purposes not involving an expansion of building area. Any SPODS under construction with a valid building permit or any SPODS approved by the Planning Commission on the effective date of this Urgency Ordinance shall be exempt from this Urgency Ordinance.

## **SECTION 4.**                    **STUDY AND DEVELOPMENT**

During the period of this Ordinance, the City shall study and develop as necessary City laws, rules, procedures, and fees related to SPODS, to enable the City to adequately and appropriately preserve the health, safety, and welfare of the community in the City of Hesperia. Pursuant to Government Code Section 65858 the Planning Manager will issue a report for the legislative body on what has been accomplished during the moratorium before it expires or is extended.

## **SECTION 5.**                    **URGENCY MEASURE**

It is hereby declared that this Ordinance is necessary as an urgency measure for the preservation of the public health, safety, and welfare. The City Council finds that current zoning regulations and land use plans do not adequately regulate the establishment and operation of SPODS and therefore do not adequately protect the peace, health, safety, and general welfare of the residents of the City or in communities around the City. The City Council finds the urgency measure is necessary in order to ensure adequate regulation of the operation of SPODS. The facts constituting the urgency are:

- The City of Hesperia does not currently have clear standards in the Hesperia Municipal Code related specifically to the establishment and expansion of SPODS within the City.
- The negative impacts frequently associated with operation of SPODS will likely increase as SPODS continue to proliferate throughout the City, resulting in an unregulated and significant negative impact upon public health, safety, and welfare of the community.
- To permit the proliferation of SPODS to continue within the City without being subject to specific regulations that are consistent with the General Plan, and that take into account the impacts that such establishments have, constitutes a threat to the public's health, safety,

and welfare. SPODS typically have lower quality items that cost much more per ounce over time and contribute to local residents' fear of safety by being a source of trash, loitering, or graffiti, and theft in and around them due to their lack of security which can damage further health by discouraging residents from engaging in their communities. In addition, they tend to operate in minimally developed spaces, discourage the upgrading of the existing area and its future economic vibrancy, and are inconsistent with the goal of upgrading the commercial areas.

- SPODS are likely to seek to be located in the City based on the lack of explicit regulations, which will further exacerbate the impacts of such businesses.
- Absent the adoption of this Interim Urgency Ordinance, the operation of SPODS in the City would likely result in the negative and harmful secondary effects, as identified above, including, but not limited to, increased public health and safety concerns, and other impacts identified herein.
- As a result of the negative and harmful secondary effects associated with improperly regulated or unregulated operation of SPODS, the current and immediate threat such effects pose to the public health, safety, and welfare, it is necessary to adopt a temporary, ten (10) month and fifteen (15) day moratorium on the establishment of new, or the expansion of existing SPODS in the City.
- A moratorium is immediately required to preserve the public health, safety, and welfare and should be adopted immediately as an urgency ordinance, to make certain that the establishment and expansion of SPODS are prohibited for the period of this Ordinance. Imposition of a moratorium will allow the City sufficient time to conclude the preparation of a comprehensive ordinance for the regulation of such activities.

## **SECTION 6.**            **SEVERABILITY**

The City Council hereby declares, if any provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this Ordinance and as such they shall remain in full force and effect.

## **SECTION 7.**            **CEQA COMPLIANCE**

Pursuant to the California Environmental Quality Act Guidelines ("CEQA," California Code of Regulations Title 14, §§ 15000 *et seq.*), this Interim Urgency Ordinance is exempt from CEQA based on the following: (i) this Ordinance is not a project within the meaning of CEQA Section 15378 because it has no potential for resulting in physical change to the environment, either directly or indirectly and (ii) this Ordinance is also exempt pursuant to CEQA Section 15061(b)(3) since the proposed ordinance involves an Interim Urgency Ordinance establishing a ten (10) month and fifteen (15) day temporary moratorium on the establishment of SPODS and thus there is no possibility that the proposed ordinance may have a significant effect on the environment.

**SECTION 8.**                    **EFFECTIVENESS OF ORDINANCE.**

This Ordinance shall take effect immediately upon its adoption by a 4/5 vote, pursuant to the authority conferred upon the City Council by Government Code Sections 36934, 36937, and 65858. This Ordinance shall be effective during the Effective Period which shall be from its adoption and shall be of no further force and effect ten (10) months and fifteen (15) days following the date of its adoption unless extended in accordance with the provisions set forth in Government Code Section 65858(b).

**SECTION 9.**                    **PUBLICATION**

The City Clerk shall certify as to the passage and adoption of this Interim Urgency Ordinance and shall cause the same to be published in a manner prescribed by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Hesperia, California, at a regular meeting held on this 19<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
Larry Bird, Mayor

ATTEST:

\_\_\_\_\_  
Erin Baum, Assistant City Clerk

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# City of Hesperia

## STAFF REPORT



**DATE:** March 19, 2024

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Nathan R. Freeman, Director of Development Services  
Ryan Leonard, Principal Planner

**SUBJECT:** Density Bonus Agreement DA23-00002 and Site Plan Review SPR23-00027;  
Applicant: Shree Properties, Inc.; APNs: 0407-142-03 & -04

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### RECOMMENDED ACTION

The Planning Commission recommends that the City Council adopt Resolution No. 2024-08 approving DA23-00002 and SPR23-00027.

### BACKGROUND

Proposal: A Density Bonus Agreement and Site Plan Review to construct a 114-unit senior apartment complex (age 55 and older), which includes a 2% density bonus and 34 affordable units on approximately 5.6 gross acres (4.4 acres net) (Project). The Density Bonus Agreement designates 34 units for lower income households (i.e., income does not exceed 80% of the area median income). One unit is set aside for a manager's unit.

Location: On the south side of Live Oak Street, between Eighth and Ninth Avenue (Site) (Attachment 1a, 1b).

Current General, Plan, Zoning and Land Uses: The proposed Project Site is within the High Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated as noted on the General Plan Land Use Map (Attachment 2). The proposed Project Site is currently vacant and is bounded by existing single-family residences to the north and east. An affordable senior apartment complex exists on the property to the south and the property to the west is vacant (Attachment 3).

Planning Commission: The Planning Commission, at its February 8, 2024 meeting, reviewed the proposed Project and voted 5-0 to forward to the City Council with a recommendation for approval. During the meeting, two people spoke in opposition to the Project. The first commenter had general concerns with an additional apartment project being constructed in the neighborhood and was opposed to an affordable housing project. The second commenter had concerns with construction noise and construction impacts during development of the Project. The Planning Commission discussed the Project and were concerned that each unit would not have individual laundry facilities. As proposed, the Project will contain two 350 square foot community laundry buildings. The applicant explained that because the units are smaller than average, individual laundry facilities cannot be accommodated because there is not enough available space.

Previous Approval: The Project was previously approved by the City Council on September 8, 2012. On February 27, 2014, the Development Review Committee approved a revised site plan, building elevations, and conditions of approval. The revised site plan maintained the same

number of units as originally proposed (114 units). However, the revised site plan designated a portion of the units as affordable for seniors and modified the building design to include two-story buildings. The Project was subsequently extended on four separate occasions and expired on September 12, 2022.

The proposed Project is substantially the same as the original approval. The applicant previously submitted building plans and grading plans to the City for plan check, but the entitlement expired. The applicant desires to keep the proposed Project substantially the same as the original project so that they can utilize the building plans and grading plans that have already been prepared.

## **ISSUES/ANALYSIS**

Housing Goals: The City's 6th Cycle General Plan Housing Element was approved by the City Council on May 2, 2023. In general, the 6th Cycle Housing Element covers the planning period of October 15, 2021, through October 15, 2029, and identifies strategies and programs that focus on, among other things, meeting current and future housing needs of Hesperia residents consistent with the State's Planning and Zoning Law. The Regional Housing Needs Assessment (RHNA) provides the number of housing units required to meet future housing needs. The RHNA allocation can be broken down into different income categories, based on household income. As identified in the 6<sup>th</sup> Cycle Housing Element, the City needs to plan for a total of 8,155 housing units as part of the RHNA allocation which includes 1,921 units for persons within the very low income category and 1,231 units for persons within the low-income category. To date, there have not been any affordable housing units constructed within the current planning period. Nonetheless, the City is obligated to make strides in the creation of affordable housing, consistent with the goals of the General Plan. Failure to substantially meet its housing targets can mean the City would be forced to approve by-right or ministerially approved housing developments, including affordable housing developments, under applicable law that further restrict the City's discretion to approve or disapprove developments in general.

Land Use: As previously noted, the proposed Project Site is within the HDR zone of the Specific Plan. The HDR designation allows for residential densities between 15 and 20 dwelling units per gross acre, so the Site can accommodate up to 112 units. However, the proposed 114-unit apartment complex will yield a density of 20.4 dwelling units per gross acre and is 2 more units than what is currently permitted in the HDR zone. Consequently, the applicant requested a 2% density bonus, to accommodate the additional 2 units. In exchange for the density bonus, 34 units will be reserved for low-income households (i.e., income does not exceed 80% of the area median income). These affordable housing units will contribute towards meeting the City's affordable housing goals as contained in the City's Housing Element.

The proposed 114-unit apartment complex will contain 90 one-bedroom and 24 two-bedroom units. The development will consist of six two-story apartment buildings, a two-story clubhouse, and a single-story community building for a total of eight buildings on-site. Four apartment buildings will contain 20 units per building, which will consist of 16 one-bedroom units and 4 two-bedroom units. Two apartment buildings will contain 16 units per building, which will consist of 12 one-bedroom units and 4 two-bedroom units. In addition, the 2-story clubhouse will contain two one-bedroom units on the second floor.

The one-bedroom units will be 698 square feet and the two-bedroom units will be 882 square feet in size (Attachments 4a, 4b and 5a, 5b). The proposed Project also contains several amenities, including a 2,243 square foot recreation building, a pool, spa, bocce ball court, picnic areas with

tables, barbeques, and an outdoor game area with seating. The complex will be enclosed by a decorative wall along the Project's southern boundary and by a combination three-foot high decorative wall and a three-foot high wrought iron fencing along all three street sides. In addition, the proposed Project will contain two 350 square foot community laundry buildings (as laundry facilities are not provided in each individual unit).

Density Bonus and Incentive Agreement and Covenant Restricting Use: The proposed Project does not comply with four development standards within the HDR Zone of the Specific Plan. However, the State Density Bonus Law, after which the City's Density Bonus Program (Program) is modeled, provides a tool to encourage development of affordable housing, consistent with the Housing Element. In exchange for the density bonus, State Density Bonus Law and this Program require that the City offer design concessions, such as waivers of certain development standards. Therefore, the applicant has requested, and staff is recommending, that this Project be waived from meeting the following four development standards:

- *Private Usable Open Space:* The Specific Plan requires each unit to have a minimum private usable open space of 100 square feet, accessible directly from the living area of the unit, and no dimension shall be less than eight feet on any side. The private balconies meet the minimum square footage requirement; however they are below the minimum 8-foot dimension requirement. As proposed, the patios will measure 29-feet by 7-feet and 2-inches for the one-bedroom units and 37-feet by 7-feet and 2-inches for the two-bedroom units. Staff supports the proposed private usable open space reduction, as the development makes up for the reduced area with active recreational facilities such as a pool, spa, bocce court, etc.
- *Off-street Parking:* Senior apartment units, which do not include an affordability component, require 1.5 spaces per unit for a one-bedroom unit, and 1.75 spaces for a two-bedroom unit. In addition, a minimum of one space per unit is required to be covered. Utilizing the traditional parking requirements, the proposed Project would be required to provide 177 parking spaces, 114 of which would be required to be covered. However, the Development Code contains a modified parking ratio for projects which are designated as affordable. The modified parking ratio requires one space for one-bedroom units and two spaces for two-bedroom units. There is no requirement for covered spaces. Utilizing the modified parking ratio, a minimum of 138 parking spaces are required.

As proposed, the Project provides 153 total parking spaces, and 115 spaces are covered. Staff supports the proposed Project using the modified parking ratio as it is consistent with the Municipal Code requirements, which specifies that projects which contain an affordability component are eligible to utilize the modified parking ratio. However, even though the proposed Project qualifies for the modified parking ratio, the reduction in parking is still considered a development concession.

- *Minimum Living Area:* The City's required minimum living area for apartment units is currently 875 square feet for a one-bedroom unit and 1,075 square feet for a two-bedroom unit. It should be noted that the City's Development Code does not contain separate minimum living area requirements for senior apartments. The proposed Project provides 698 square feet for a one-bedroom unit and 882 square feet for a two-bedroom unit. The one-bedroom is deficient by 177 square feet and the two-bedroom is deficient by 193 square feet. Staff supports the minimum living area reduction as the proposed Project will be deed-restricted for 100% of the

units to be for senior citizens, and the average persons per household for senior units is less than non-age restricted units.

- *Distance Between Buildings:* The Specific Plan requires that all buildings be a minimum of either 10 or 15 feet apart depending on the line of sight. Buildings that do not have a direct line of sight must be separated by a minimum of 10 feet from another building; buildings which have direct line of site from a window, door, or balcony shall be separated by 15 feet from another building. The proposed development contains four buildings that would be subject to the 15-foot building separation requirement; two of the buildings have separations as close as 9 feet apart and two buildings have separations as close as 11-feet and 5-inches apart. However, staff supports the proposed building separation reduction, as the reduction in the distance between buildings affords the space needed to include the recreational amenities which enhance the proposed Project.

As mentioned above, the proposed Project exceeds the allowable density of the HDR zone. The City's Density Bonus Program provides a tool to encourage development of affordable housing, consistent with State law and the adopted Housing Element. A density bonus allowing 2 units beyond the density restriction of the HDR zone is proposed. In exchange for the density bonus, 34 units will be reserved for low-income senior households, which will count towards the City's RHNA for the 2021-2029 planning period and will contribute towards meeting the City's affordable housing goals. In exchange for the density bonus, this Program requires that the City offer design concessions. Therefore, staff is recommending that this Project not be required to meet the minimum balcony size/depth, minimum parking, minimum floor area regulations and minimum distance between buildings, as detailed above. The proposed density bonus requires that the lower income units for seniors be deed-restricted for a period of 55 years.

Access/Roadway Improvements: Eighth and Ninth Avenue are currently paved. Ninth Avenue connects to Main Street to the south and Eighth Avenue extends north to Willow Street. Live Oak Street is currently unimproved. As a part of the Project, Live Oak Street will be paved, and the developer will construct half-width improvements consisting of curb, gutter, and sidewalk across the Project frontage. Half-width street improvements for Ninth Avenue shall also be completed across the Project frontage. Eighth Avenue is currently improved with the Eighth Avenue paseo as well as curb, gutter, and sidewalk.

Access to the proposed Project Site, will be provided by driveway approaches located off Live Oak Street, Eighth Avenue, and Ninth Avenue. The three driveway approaches will provide full access for vehicles entering and exiting the Site. As a condition of approval, the proposed Project will be required to provide stamped or decorative concrete at each of the driveway approaches.

Architecture: The apartment buildings and clubhouse were previously determined to comply with the architectural guidelines of the Specific Plan. The architectural style that best represents the design is French Creole. The Project was designed to replicate many of the distinctive features that are found along the French Quarter in New Orleans. The apartments are designed with contemporary architecture incorporating symmetrical buildings, tile roofs, decorative trim around the windows, and balconies with ornate ironwork (Attachments 6a, 6b, 6c, and 7).

The proposed Project also satisfies the minimum landscaping requirements. The minimum required landscape coverage is 15% of the developed site; the proposed Project provides 39,512 square feet (20.5%) of total landscape coverage.



Water and Sewer: Existing water lines include 8-inch water lines within Live Oak Street, Eighth Avenue, and Ninth Avenue. The proposed Project will connect to the existing water line located within Live Oak Street.

An eight-inch sewer main will be installed in Live Oak Street beginning at the intersection of Ninth Avenue and connecting to the existing eight-inch sewer line along Seventh Avenue to the east of the proposed Project Site.

Drainage: All drainage created on-site will be detained/retained in an underground retention system beneath the parking lot. The underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the Project upon properties downstream is not considered significant.

Environmental: On November 17, 2023, biologists from RCA Associates, Inc. surveyed the Site to determine the presence of Joshua Trees. During the field survey, zero Joshua Trees were observed within the proposed Project Site boundaries. Additionally, the proposed Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, Infill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. As previously mentioned, the net area of the Site is 4.4. acres. Furthermore, the proposed Project (i) by virtue of its location, will not impact a sensitive environmental resource of hazardous or critical concern; (ii) will not have a cumulative impact on the environment through successive projects of the same type, in the same place, over time; (iii) does not have any unusual circumstances that will have a significant effect on the environment; (iv) does not impact a scenic highway; (v) is not located on a hazardous waste site; and (vi) will not adversely impact a historical resource. Accordingly, none of the exceptions to categorical exemptions set forth in the CEQA Guidelines, Section 15300.2, apply to this Project.

Conclusion: The proposed Project conforms to the policies of the City's General Plan, specifically the affordable housing goals. The City's Density Bonus Program allows the proposed Project to vary from development standards. Therefore, the Site Plan Review and Density Bonus Agreement are consistent with the General Plan and meet all applicable development standards (Attachment 8 and 9).

## **FISCAL IMPACT**

There is no immediate fiscal impact associated with this report. However, the development will be subject to payment of development impact fees adopted by the City Council.

## **ALTERNATIVE(S)**

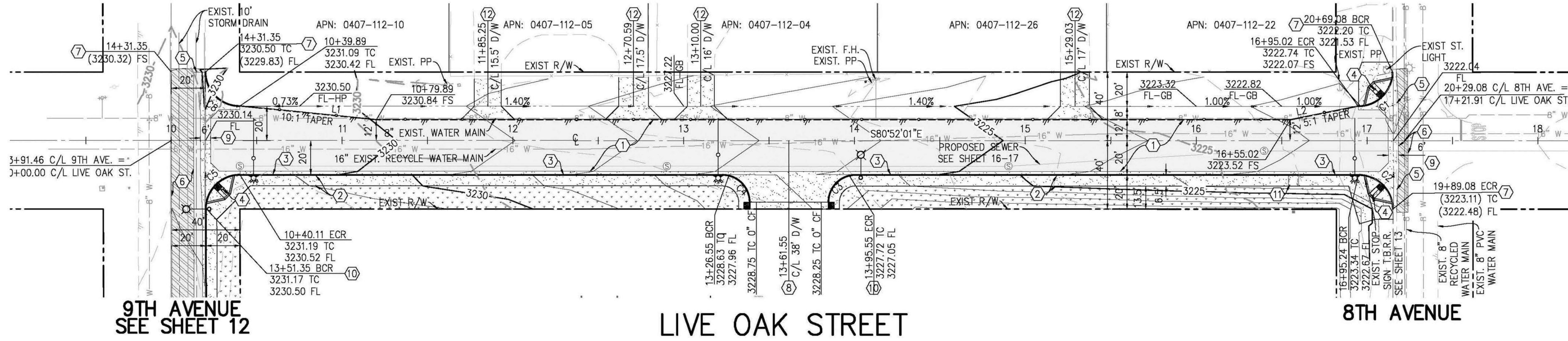
1. Provide alternative direction to staff.

## **ATTACHMENT(S)**

- 1a. Site Plan
- 1b. Site Plan Summary
2. General Plan and Zoning Map

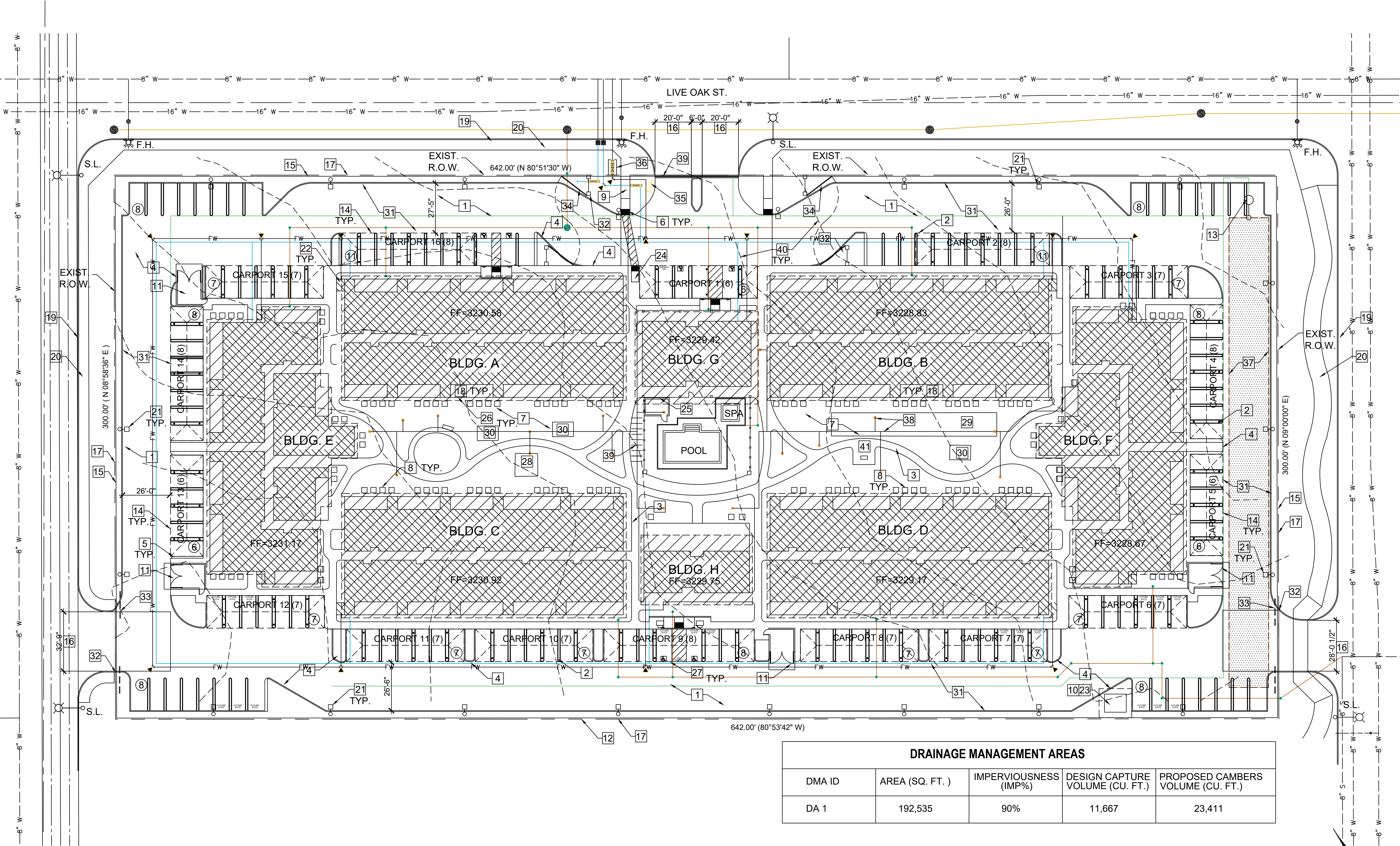
3. Aerial photo
- 4a. 1<sup>st</sup> Story Floor Plan
- 4b. 2<sup>nd</sup> Story Floor Plan
- 5a. One-Bedroom Floor Plan
- 5b. Two-Bedroom Floor Plan
- 6a. Color Elevation
- 6b. Color Elevation-Community Building
- 6c. Color Elevation-Recreation Building
7. View Rendering
8. Density Bonus and Incentive Agreement and Covenant Restricting Use
9. Resolution No. 2024-08 (with conditions of approval)
- 9a. Conditions of Approval





STREET CONSTRUCTION NOTES

- 1) CONSTRUCT 0.58' A.C. OVER 0.50' AB (CLASS II).
- 2) CONSTRUCT 6" P.C.C. SIDEWALK PER CITY OF HESPERIA STD. ST-4 TYPE A, AS SHOWN ON SHEET 24.
- 3) CONSTRUCT 8" CURB AND GUTTER PER S.P.P.W.C. STD. 120-2, TYPE A2-8 AS SHOWN ON SHEET 24.
- 4) CONSTRUCT ACCESS RAMP AND SIDEWALK PER CITY OF HESPERIA STD. ST-7, AS SHOWN ON SHEET 24.
- 5) SAWCUT EXISTING A.C. PAVEMENT (2' MIN.).
- 6) GRIND EXISTING AC PAVEMENT (0.17' MIN.) TO MAINTAIN A MINIMUM AC PAVEMENT OVERLAY OF 0.17' MIN.
- 7) MATCH/JOIN EXISTING.
- 8) CONSTRUCT DRIVEWAY APPROACH PER CITY OF HESPERIA STD. ST-1, AS SHOWN ON SHEET 24.
- 9) CONSTRUCT CROSS GUTTER AND SPANDREL PER S.P.P.W.C. STD 122-2, AS SHOWN ON SHEET 24.
- 10) PROPOSED STREET LIGHT PER CITY OF HESPERIA STD. ST-10, AS SHOWN ON SHEET 24.
- 11) CONSTRUCT 3' WIDE PARKWAY DRAIN PER APWA STD. PLAN 151-2, AS SHOWN ON SHEET 24.
- 12) CONSTRUCT RESIDENTIAL DRIVEWAY WITHOUT CURB & GUTTER PER CITY OF HESPERIA STD. ST-3, SEE SHEET 23.



| DRAINAGE MANAGEMENT AREAS |                |                       |                                 |                                   |
|---------------------------|----------------|-----------------------|---------------------------------|-----------------------------------|
| DMA ID                    | AREA (SQ. FT.) | IMPERVIOUSNESS (IMP%) | DESIGN CAPTURE VOLUME (CU. FT.) | PROPOSED CAMBERS VOLUME (CU. FT.) |
| DA 1                      | 192,535        | 90%                   | 11,667                          | 23,411                            |

SITE UTILITY PLAN

1" = 30'-0"

SITE PLAN KEYNOTES - ARCHITECTURAL

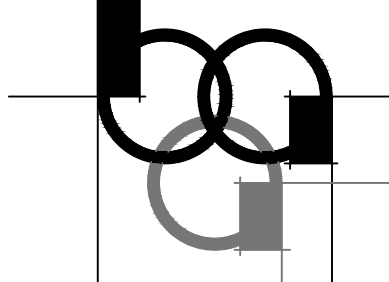
- 1) ASPHALT PAVING, SEE CIVIL DWGS.
- 2) PARKING STRIPING, SEE CIVIL DWGS.
- 3) CONCRETE WALKWAY, SEE CIVIL DWGS.
- 4) 6" CONCRETE CURB, SEE CIVIL DWGS.
- 5) 12" WIDE CONCRETE CURB AT SPACES ADJACENT TO LANDSCAPING
- 6) INSTALL TRUNCATED DOMES PER CBC 11B-705.1
- 7) LANDSCAPING AREA, SEE LANDSCAPE PLANS
- 8) HVAC CONC. PAD
- 9) ACCESSIBLE PATH OF TRAVEL TO PUBLIC R.O.W. 4' WIDE (MIN.) SHALL COMPLY WITH 2019 CBC 11B-403.5 5% MAX. SLOPE IN DIRECTION OF TRAVEL W/ 2% MAX. CROSS SLOPE - SEE CIVIL DWGS.
- 10) SITE UTILITIES, PAINT TO BLEND WITH ADJACENT AESTHETIC
- 11) TRASH ENCLOSURE PER CITY OF HESPERIA STANDARD
- 12) 6' HIGH DECORATIVE CMU WALL w/ CAP, SEE LANDSCAPE DWGS.
- 13) WQMP FACILITIES, SEE CIVIL DWGS.
- 14) CARPORT
- 15) 5' H.W.I. FENCE w/ 2' SPLIT FACE C.M.U BASE
- 16) FIRE DEPT. ACCESS
- 17) PROPERTY LINE
- 18) CONCRETE PATIO
- 19) STREET CURB PER CITY OF HESPERIA STANDARDS
- 20) SIDEWALK AT PUBLIC R.O.W PER CITY OF HESPERIA STANDARDS
- 21) LIGHT POLE & BASE - SEE ELEC DWGS.
- 22) FIRE SPRINKLER RISER & FIRE ALARM CONTROL PANEL
- 23) ELEC. TRANSFORMER w/ CONC. PAD & CONC. FILL PIPE BOLLARDS
- 24) ALL ELEMENTS ALONG DESIGNATED PATH OF TRAVEL SHALL COMPLY WITH C.B.C. CHAPTERS 11A & 11B
- 25) POOL EQUIP. ENCLOSURE - 6' HIGH DECORATIVE C.M.U w/ MTL GATE
- 26) FACE OF PATIO FENCE
- 27) ACCESSIBLE PARKING SPACES PER C.B.C. CHAPTER 11A & 11B
- 28) GAME AREA w/ SEATING
- 29) BOCCI COURT
- 30) BARBECUE & SEATING AREA
- 31) FIRE DEPT. ACCESS LANE - MIN. 26' WIDE, w/ MIN. 19' INSIDE TURNING RADIUS, MIN. 45. OUTSIDE TURNING RADIUS
- 32) INSTALL KNOX BOX @ GATE ENTRANCES
- 33) MTL. ROLLING GATES
- 34) MTL. SWING GATES
- 35) POST INDICATOR VALVE & FIRE DETECTOR CHECK
- 36) FIRE DEPARTMENT CONNECTION
- 37) ON-SITE UNDERGROUND INFILTRATION CHAMBERS - 5,650 S.F.
- 38) STORM DRAINAGE SYSTEM
- 39) BICYCLE PARKING
- 40) 1' CONTOUR INTERVAL
- 41) FIRE PIT & SEATING

NOTE :  
ALL CONSTRUCTION TO BE COMPLETED IN SINGLE PHASE

LEGEND :

- ⊕ FIRE HYDRANT
- ⊙ STREET LIGHTING
- SITE LIGHTING

broeske architects  
& associates, inc.



4344 latham street, suite 100  
riverside, ca 92501-1773  
ph. (951) 300 1866  
fx. (951) 300 1868



CONSULTANTS

FRENCH QUARTER  
APARTMENTS

15851 LIVE OAK ST. HESPERIA, CA., 92345

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|            |   |         |
|------------|---|---------|
| APN        | • | -       |
| JOB NO.    | • | -       |
| DATE       | • | 11/8/23 |
| DRAWN BY   | • | GMH     |
| CHECKED BY | • | -       |
| SCALE      | • | -       |
| REVISIONS  | △ |         |

SHEET TITLE

SITE PLAN

SHEET NO.

A1.1



ATTACHMENT 1b-SITE PLAN SUMMARY

BUILDING AREA SUMMARY

BUILDING 'G'

NUMBER OF STORIES: 1-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): A-3 (ASSEMBLY)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: COMMUNITY BUILDING

|                          |              |                      |
|--------------------------|--------------|----------------------|
| COMMUNITY ROOM (A3)      | = 1,563 S.F. | /15 = 105 OCCUPANTS  |
| OFFICE (B)               | = 160 S.F.   | /150 = 2 OCCUPANTS   |
| STORAGE                  | = 44S.F.     | /300 = 1 OCCUPANT    |
| KITCHEN (ACCESSORY)      | = 148 S.F.   |                      |
| RESTROOM 1 (ACCESSORY)   | = 92 S.F.    |                      |
| RESTROOM 2 (ACCESSORY)   | = 76 S.F.    |                      |
| HALL (ACCESSORY)         | = 45 S.F.    | 108 TOTAL OCCUPANTS. |
| FIRE SPRINKLER RISER RM. | = 30 S.F.    |                      |

GRAND TOTAL BUILDING 'G'  
BUILDING FOOTPRINT = 2,148 SQ. FT.  
COVERED WALKWAYS (2) = 732 SQ. FT.  
BUILDING AREA w/ COVERED WALKWAY = 2,880 SQ. FT.

BUILDING 'H'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): A-3 (ASSEMBLY), R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLED)

|  |              |                    |
|--|--------------|--------------------|
| BUILDING AREA ANALYSIS: RECREATION, APARTMENT BUILDING |              |                    |
| 1ST FLOOR  |              |                    |
| RECREATION ROOM (A3)                                   | = 1,038 S.F. | /15 = 70 OCCUPANTS |
| STORAGE  | = 41 S.F.    | /300 = 1 OCCUPANT  |
| KITCHEN (ACCESSORY)                                    | = 140 S.F.   |                    |
| RESTROOM (ACCESSORY)                                   | = 77 S.F.    |                    |
| FIRE SPRINKLER RISER RM.                               | = 30 S.F.    |                    |
| TOTAL 1ST FLOOR BUILDING                               | = 1,326 S.F. |                    |
| COVERED PATIO  | = 457 S.F.   | /15 = 31 OCCUPANTS |
| OPEN PATIO   | = 460 S.F.   | /15 = 31 OCCUPANTS |

TOTAL = 2,101 S.F. 133 TOTAL OCCUPANTS

TOTAL 1ST FLOOR = 2,243 SQ. FT.

|                                |                          |            |
|--------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 2 UNITS ) |                          |            |
| UNITS =                        | (2) UNIT 'A-2' (688x2) = | 1,376 S.F. |
| TOTAL =                        |                          | 1,376 S.F. |

BALCONIES = (2) UNIT 'A-2' (168x2) = 336 S.F.

TOTAL = 336 S.F.

WALKING (ACCESS) - WALKWAYS& STAIRS = 906 S.F

TOTAL 2ND FLOOR = 2,618 SQ. FT.

GRAND TOTAL BUILDING 'H' = 4,833 SQ. FT.

CARPORTS

NUMBER OF STORIES: 1-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): U (UTILITY)  
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED

|                               |          |              |
|-------------------------------|----------|--------------|
| CARPORT 1 (TYPE 1) = 64'-10"  | x 18'-0" | = 1,167 S.F. |
| CARPORT 2 (TYPE 2) = 73'-10"  | x 18'-0" | = 1,329 S.F. |
| CARPORT 3 (TYPE 3) = 64'-10"  | x 18'-0" | = 1,167 S.F. |
| CARPORT 4 (TYPE 2) = 73'-10"  | x 18'-0" | = 1,329 S.F. |
| CARPORT 5 (TYPE 5) = 55'-10"  | x 18'-0" | = 1,005 S.F. |
| CARPORT 6 (TYPE 3) = 64'-10"  | x 18'-0" | = 1,167 S.F. |
| CARPORT 7 (TYPE 3) = 64'-10"  | x 18'-0" | = 1,167 S.F. |
| CARPORT 8 (TYPE 3) = 64'-10"  | x 18'-0" | = 1,167 S.F. |
| CARPORT 9 (TYPE 4) = 82'-10"  | x 18'-0" | = 1,491 S.F. |
| CARPORT 10 (TYPE 3) = 64'-10" | x 18'-0" | = 1,167 S.F. |
| CARPORT 11 (TYPE 3) = 64'-10" | x 18'-0" | = 1,167 S.F. |
| CARPORT 12 (TYPE 3) = 64'-10" | x 18'-0" | = 1,167 S.F. |
| CARPORT 13 (TYPE 5) = 55'-10" | x 18'-0" | = 1,005 S.F. |
| CARPORT 14 (TYPE 2) = 73'-10" | x 18'-0" | = 1,329 S.F. |
| CARPORT 15 (TYPE 3) = 64'-10" | x 18'-0" | = 1,167 S.F. |
| CARPORT 16 (TYPE 2) = 73'-10" | x 18'-0" | = 1,329 S.F. |

TOTAL CARPORT AREA = 19,320 S.F.

BUILDING 'E'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 16 UNITS

|                                |                          |            |
|--------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 8 UNITS ) |                          |            |
| UNITS =                        | (2) UNIT 'A-1' (698x2) = | 1,396 S.F. |
|                                | (4) UNIT 'A-2' (698x4) = | 2,792 S.F. |
|                                | (2) UNIT 'B-4' (882x2) = | 1,764 S.F. |
|                                | (1) LAUNDRY (360x1) =    | 360 S.F.   |
| TOTAL =                        |                          | 6,312 S.F. |

PATIOS = (6) UNIT 'A-1' (168x2) = 1,008 S.F.  
(2) UNIT 'B-4' (225x2) = 450 S.F.

TOTAL = 1,458 S.F.

WALKING (ACCESS) - WALKWAYS, ELEVATOR, STAIRS = 1,466 S.F.  
TOTAL 1ST FLOOR = 9,236 SQ. FT.

|                                |                          |            |
|--------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 8 UNITS ) |                          |            |
| UNITS =                        | (6) UNIT 'A-2' (698x6) = | 4,188 S.F. |
|                                | (2)UNIT 'B-4' (882x2) =  | 1,764 S.F. |
|                                | (1)LAUNDRY (360x1) =     | 360 S.F.   |
| TOTAL =                        |                          | 6,312 S.F. |

BALCONIES = (6) UNIT 'A-2' (168x6) = 1,008 S.F.  
(2)UNIT 'B-4' (225x2) = 450 S.F.

TOTAL = 1,458 S.F.

WALKING (ACCESS) - WALKWAYS, ELEVATOR & STAIRS = 1,858 S.F  
TOTAL 2ND FLOOR = 9,628 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'E' = 18,894 SQ. FT.

BUILDING 'F'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 16 UNITS

|                                |                          |            |
|--------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 8 UNITS ) |                          |            |
| UNITS =                        | (2) UNIT 'A-1' (698x2) = | 1,396 S.F. |
|                                | (4) UNIT 'A-2' (698x4) = | 2,792 S.F. |
|                                | (2) UNIT 'B-4' (882x2) = | 1,764 S.F. |
|                                | (1) LAUNDRY (360x1) =    | 360 S.F.   |
| TOTAL =                        |                          | 6,312 S.F. |

PATIOS = (6) UNIT 'A-1' (168x2) = 1,008 S.F.  
(2) UNIT 'B-4' (225x2) = 450 S.F.

TOTAL = 1,458 S.F.

WALKING (ACCESS) - WALKWAYS, ELEVATOR, STAIRS = 1,466 S.F.  
TOTAL 1ST FLOOR = 9,236 SQ. FT.

|                                |                          |            |
|--------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 8 UNITS ) |                          |            |
| UNITS =                        | (6) UNIT 'A-2' (698x6) = | 4,188 S.F. |
|                                | (2)UNIT 'B-4' (882x2) =  | 1,764 S.F. |
|                                | (1)LAUNDRY (360x1) =     | 360 S.F.   |
| TOTAL =                        |                          | 6,312 S.F. |

BALCONIES = (6) UNIT 'A-2' (168x6) = 1,008 S.F.  
(2)UNIT 'B-4' (225x2) = 450 S.F.

TOTAL = 1,458 S.F.

WALKING (ACCESS) - WALKWAYS, ELEVATOR & STAIRS = 1,858 S.F  
TOTAL 2ND FLOOR = 9,628 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'F' = 18,894 SQ. FT.

BUILDING 'B'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 20 UNITS

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-1' (698x8) = | 5,584 S.F. |
|                                 | (1) UNIT 'B-1' (882x1) = | 882 S.F.   |
|                                 | (1) UNIT 'B-2' (882x1) = | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

PATIOS = (8) UNIT 'A-1' (168x8) = 1,344 S.F.  
(1) UNIT 'B-1' (225x1) = 225 S.F.  
(1) UNIT 'B-2' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS = 840 S.F.  
TOTAL 1ST FLOOR = 9,982 SQ. FT.

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-2' (698x8) = | 5,584 S.F. |
|                                 | (1)UNIT 'B-3' (882x1) =  | 882 S.F.   |
|                                 | (1)UNIT 'B-4' (882x1) =  | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

BALCONIES = (8) UNIT 'A-2' (168x8) = 1,344 S.F.  
(1)UNIT 'B-3' (225x1) = 225 S.F.  
(1)UNIT 'B-4' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS & STAIRS = 1,158 S.F  
TOTAL 2ND FLOOR = 10,300 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'C' = 20,312 SQ. FT.

BUILDING 'D'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 20 UNITS

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-1' (698x8) = | 5,584 S.F. |
|                                 | (1) UNIT 'B-1' (882x1) = | 882 S.F.   |
|                                 | (1) UNIT 'B-2' (882x1) = | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

PATIOS = (8) UNIT 'A-1' (168x8) = 1,344 S.F.  
(1) UNIT 'B-1' (225x1) = 225 S.F.  
(1) UNIT 'B-2' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS = 840 S.F.  
TOTAL 1ST FLOOR = 9,982 SQ. FT.

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-2' (698x8) = | 5,584 S.F. |
|                                 | (1)UNIT 'B-3' (870x1) =  | 882 S.F.   |
|                                 | (1)UNIT 'B-4' (870x1) =  | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

BALCONIES = (8) UNIT 'A-2' (168x8) = 1,344 S.F.  
(1)UNIT 'B-3' (225x1) = 225 S.F.  
(1)UNIT 'B-4' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS & STAIRS = 1,158 S.F  
TOTAL 2ND FLOOR = 10,300 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'C' = 20,312 SQ. FT.

BUILDING 'A'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 20 UNITS

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-1' (698x8) = | 5,584 S.F. |
|                                 | (1) UNIT 'B-1' (882x1) = | 882 S.F.   |
|                                 | (1) UNIT 'B-2' (882x1) = | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

PATIOS = (8) UNIT 'A-1' (168x8) = 1,344 S.F.  
(1) UNIT 'B-1' (225x1) = 225 S.F.  
(1) UNIT 'B-2' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS = 840 S.F.  
TOTAL 1ST FLOOR = 9,982 SQ. FT.

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-2' (698x8) = | 5,584 S.F. |
|                                 | (1)UNIT 'B-3' (882x1) =  | 882 S.F.   |
|                                 | (1)UNIT 'B-4' (882x1) =  | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

BALCONIES = (8) UNIT 'A-2' (168x8) = 1,344 S.F.  
(1)UNIT 'B-3' (225x1) = 225 S.F.  
(1)UNIT 'B-4' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS & STAIRS = 1,158 S.F  
TOTAL 2ND FLOOR = 10,300 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'A' = 20,312 SQ. FT.

BUILDING 'C'

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

BUILDING AREA ANALYSIS: 20 UNITS

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 1ST FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-1' (698x8) = | 5,584 S.F. |
|                                 | (1) UNIT 'B-1' (882x1) = | 882 S.F.   |
|                                 | (1) UNIT 'B-2' (882x1) = | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

PATIOS = (8) UNIT 'A-1' (168x8) = 1,344 S.F.  
(1) UNIT 'B-1' (225x1) = 225 S.F.  
(1) UNIT 'B-2' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS = 840 S.F.  
TOTAL 1ST FLOOR = 9,982 SQ. FT.

|                                 |                          |            |
|---------------------------------|--------------------------|------------|
| 2ND FLOOR ( TOTAL OF 10 UNITS ) |                          |            |
| UNITS =                         | (8) UNIT 'A-2' (698x8) = | 5,584 S.F. |
|                                 | (1)UNIT 'B-3' (870x1) =  | 882 S.F.   |
|                                 | (1)UNIT 'B-4' (870x1) =  | 882 S.F.   |
| TOTAL =                         |                          | 7,348 S.F. |

BALCONIES = (8) UNIT 'A-2' (168x8) = 1,344 S.F.  
(1)UNIT 'B-3' (225x1) = 225 S.F.  
(1)UNIT 'B-4' (225x1) = 225 S.F.

TOTAL = 1,794 S.F.

WALKING (ACCESS) - WALKWAYS & STAIRS = 1,158 S.F  
TOTAL 2ND FLOOR = 10,300 SQ. FT.

FIRE SPRINKLER RISER ROOM 30 SQ. FT.

GRAND TOTAL BUILDING 'C' = 20,312 SQ. FT.

BUILDING G - COMMUNITY BUILDING

NUMBER OF STORIES: 1-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): A-3 (COMMUNITY HALL)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)  
BUILDING AREA ANALYSIS: 2,168 SQ. FT.

A-3 COMMUNITY BLDG. BASIC ALLOWABLE HEIGHTS AND AREAS:

BASIC ALLOWABLE AREA (S1): 46,000 SQ. FT.  
BASIC ALLOWABLE HEIGHT (S WITHOUT AREA INCREASE): 70 FT.  
BASIC ALLOWABLE NUMBER OF STORIES (S WITHOUT AREA INCREASE): 3 - STORIES

BUILDING H - RECREATION BUILDING

NUMBER OF STORIES: 1-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): A-3 (COMMUNITY HALL)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)  
BUILDING AREA ANALYSIS: 1,296 SQ. FT.

A3 RECREATION BLDG. BASIC ALLOWABLE HEIGHTS AND AREAS:

BASIC ALLOWABLE AREA (A3): 46,000 SQ. FT.  
BASIC ALLOWABLE HEIGHT (S WITHOUT AREA INCREASE): 70 FT.  
BASIC ALLOWABLE NUMBER OF STORIES (WITHOUT AREA INCREASE): 3 - STORIES

CARPORTS

NUMBER OF STORIES: 1-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): U (CARPORTS)  
CONSTRUCTION TYPE: TYPE V-B (NON-SPRINKLERED)  
BUILDING AREA ANALYSIS: 19,320 SQ. FT. TOTAL (16 CARPORTS)

U (CARPORT) BASIC ALLOWABLE HEIGHTS AND AREAS:

BASIC ALLOWABLE AREA (NS): 9,000 SQ. FT.  
BASIC ALLOWABLE HEIGHT (S WITHOUT AREA INCREASE): 50 FT.  
BASIC ALLOWABLE NUMBER OF STORIES (S WITHOUT AREA INCREASE): 2 - STORIES

ALL APARTMENT BUILDINGS (BUILDING 'A', 'B', 'C', 'D', 'E', & 'F')

NUMBER OF STORIES: 2-STORY  
OCCUPANCY TYPE (PER C.B.C. SECTION 302 - 312): R-2 (APARTMENTS)  
CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

R-2 APARTMENT BLDGS. BASIC ALLOWABLE HEIGHTS AND AREAS:

BASIC ALLOWABLE AREA (S13R): 12,000 SQ. FT. PER STORY  
BASIC ALLOWABLE HEIGHT (S13R): 50 FT.  
BASIC ALLOWABLE NUMBER OF STORIES (S13R): 3 - STORIES

UNIT INFORMATION:

UNIT 'A-1': 1-STORY 698 SQ. FT. (LIVING RM., KITCHEN / DINING, 1 BDRM., 1 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: PATIO = 168 SQ. FT.

UNIT 'A-2': 1-STORY 698 SQ. FT. (LIVING RM., KITCHEN / DINING, 1 BDRM., 1 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: BALCONY = 168 SQ. FT.

UNIT 'B-1': 1-STORY 882 SQ. FT. (LIVING RM., KITCHEN / DINING, 2 BDRM., 1 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: PATIO = 225 SQ. FT.

UNIT 'B-2': 1-STORY 882 SQ. FT. (LIVING RM., KITCHEN / DINING, 2 BDRM., 2 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: PATIO = 225 SQ. FT.

UNIT 'B-3': 1-STORY 882 SQ. FT. (LIVING RM., KITCHEN / DINING, 2 BDRM., 1 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: PATIO / BALCONY = 225 SQ. FT.

UNIT 'B-4': 1-STORY 882 SQ. FT. (LIVING RM., KITCHEN / DINING, 2 BDRM., 2 BATHROOM, W.H. CLOSET & STORAGE)  
OUTDOOR PRIVATE SPACE: PATIO / BALCONY = 225 SQ. FT.



CONSULTANTS

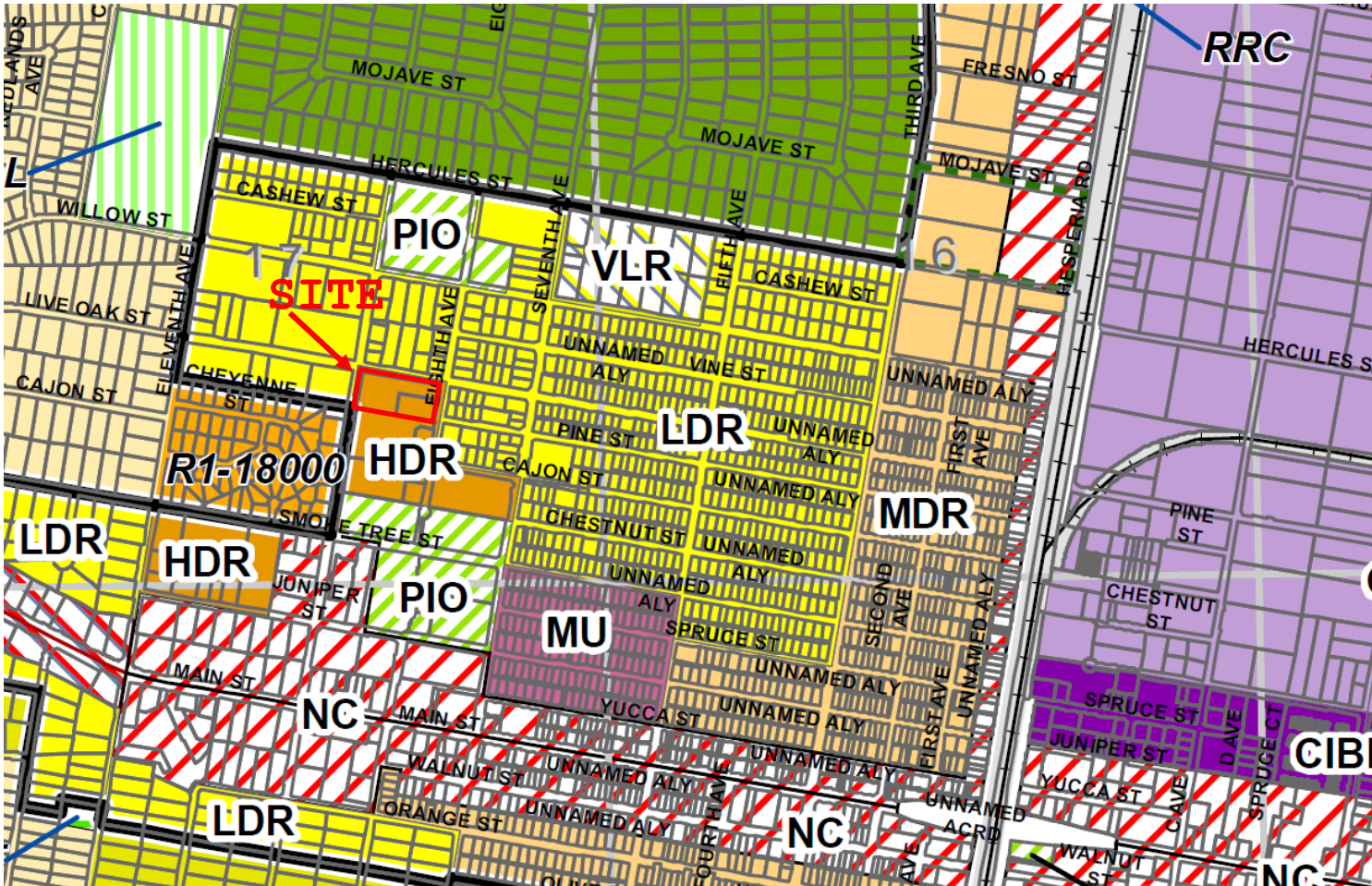
FRENCH QUARTER  
APARTMENTS

15851 LIVE OAK ST. HESPERIA, CA., 92345

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# ATTACHMENT 2



**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN  
EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES



## GENERAL PLAN AND ZONING MAP



# ATTACHMENT 3



**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN  
EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A  
114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS  
AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

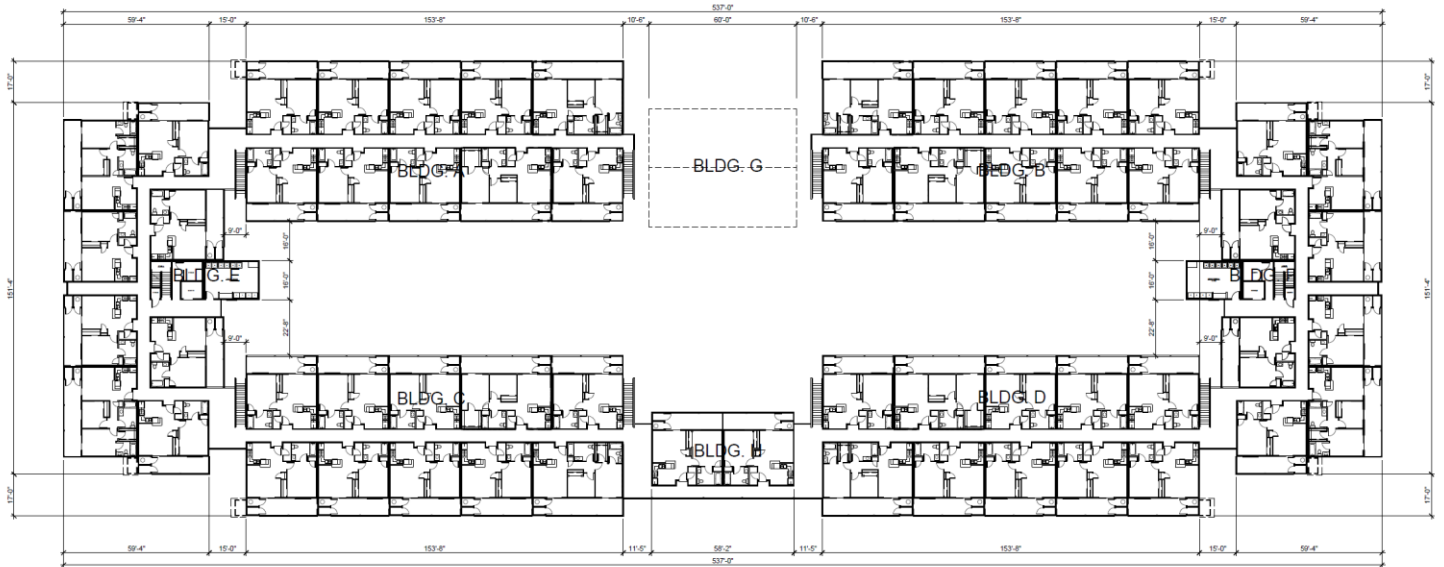


**AERIAL**

## 1<sup>ST</sup> STORY FLOOR PLAN



# ATTACHMENT 4b



**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN  
EIGHTH AND NINTH AVENUE

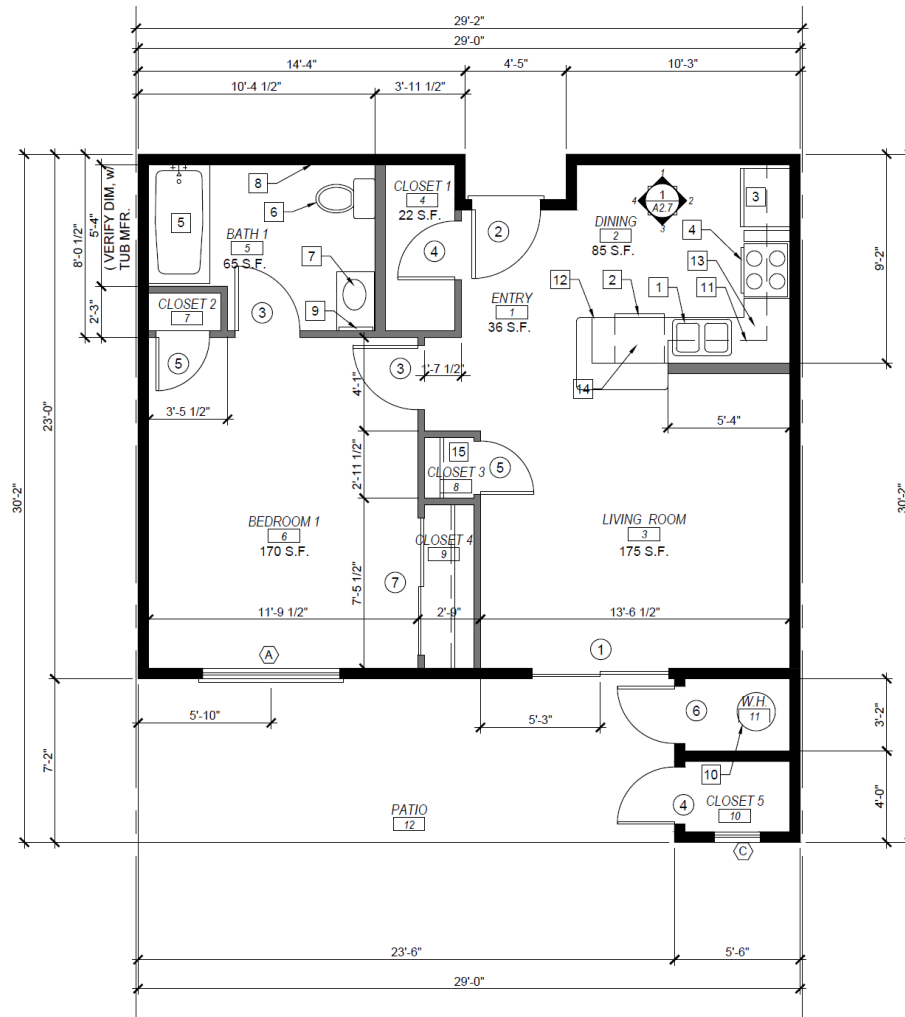
**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A  
114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS  
AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

## 2<sup>ND</sup> STORY FLOOR PLAN



# ATTACHMENT 5a



UNIT A-1 FLOOR PLAN

1/4"=1'-0"

**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

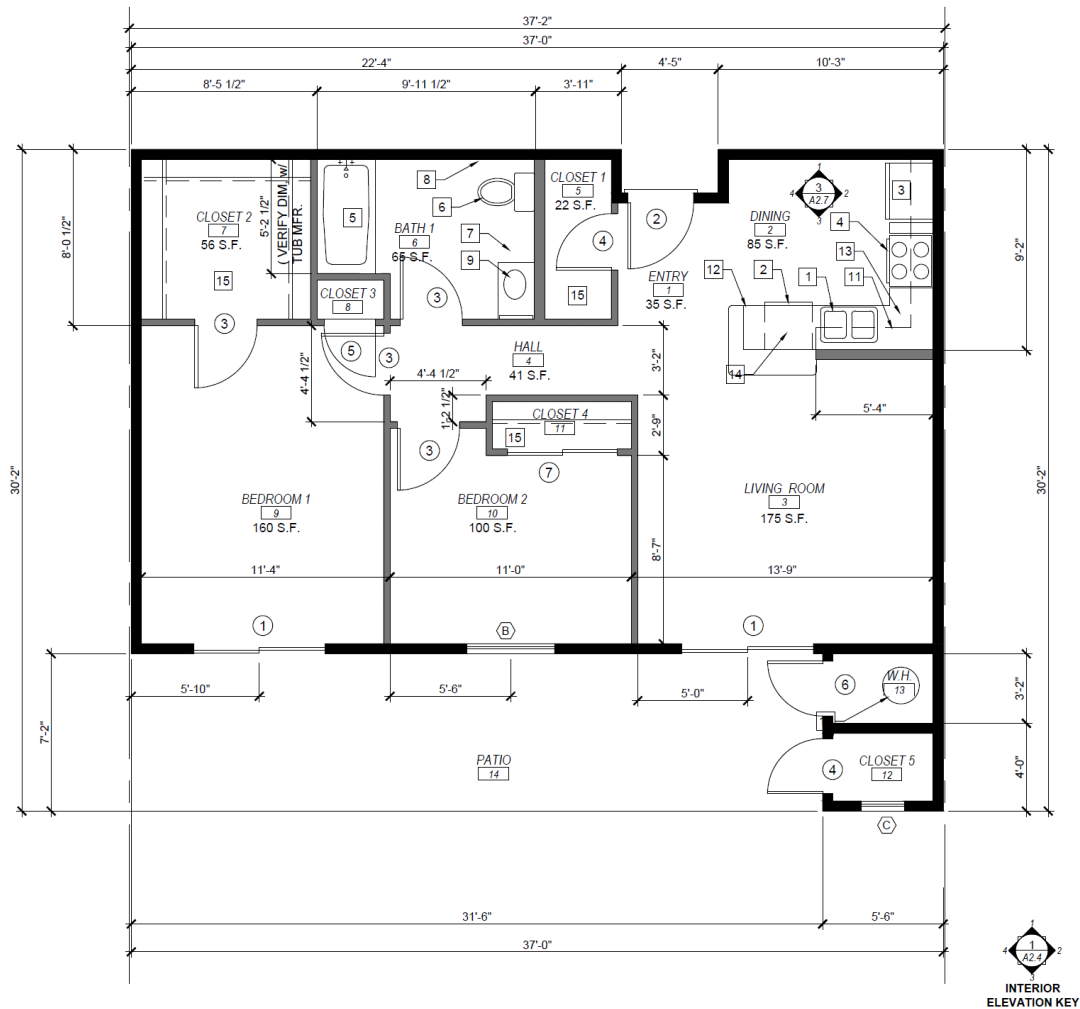
**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN  
EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

## ONE-BEDROOM FLOOR PLAN

# ATTACHMENT 5b



UNIT B-1 FLOOR PLAN

1/4"=1'-0"

**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN  
EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

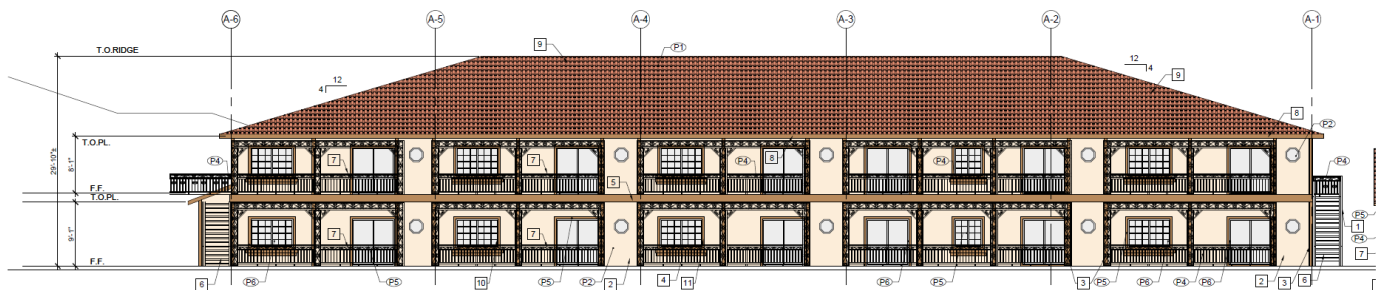
## TWO-BEDROOM FLOOR PLAN

# ATTACHMENT 6a



BUILDING A - NORTH ELEVATION

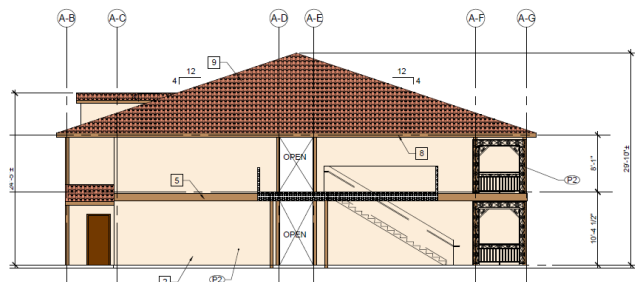
1/8"=1'-0"



BUILDING A - SOUTH ELEVATION

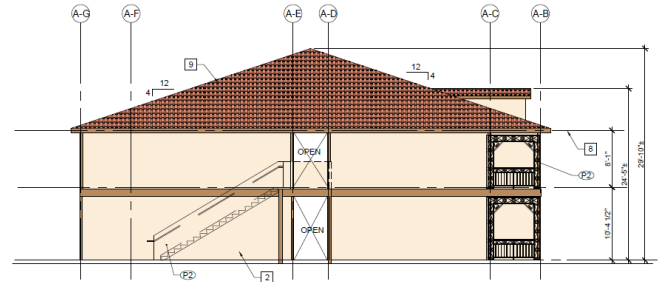
1/8"=1'-0"

NOTE: PATIOS & BALCONIES FACING ADJOINING PROPERTY TO BE SCREENED WITH SOLID 42" HIGH RAILING, CEMENT PLASTER FINISH



BUILDING A - WEST ELEVATION

1/8"=1'-0"



BUILDING A - EAST ELEVATION

1/8"=1'-0"

**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

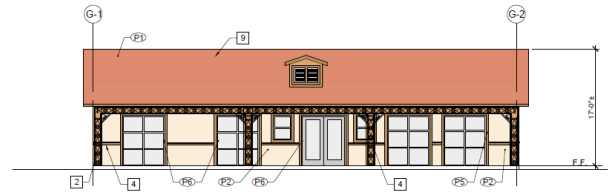
**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

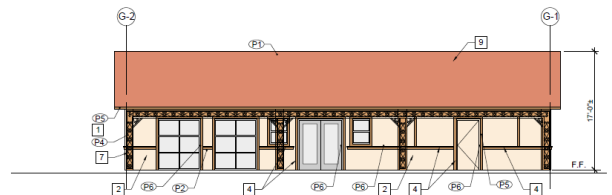
**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

## COLOR ELEVATIONS

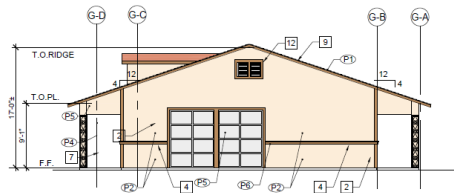
# ATTACHMENT 6b



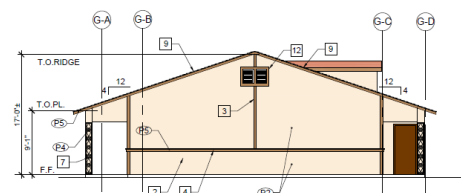
BUILDING G - NORTH ELEVATION  
1/8"=1'-0"



BUILDING G - SOUTH ELEVATION  
1/8"=1'-0"



BUILDING G - EAST ELEVATION  
1/8"=1'-0"



BUILDING G - WEST ELEVATION  
1/8"=1'-0"

**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

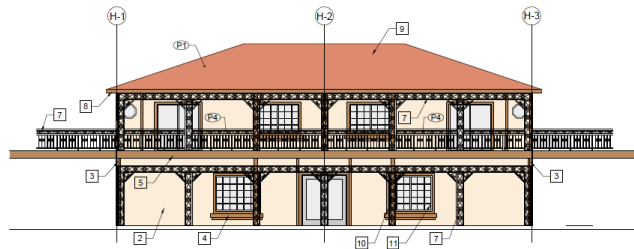
**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

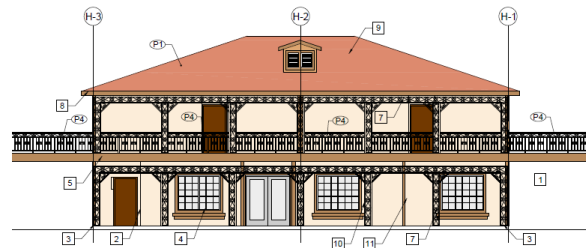
## COLOR ELEVATIONS- COMMUNITY BUILDING

# ATTACHMENT 6c



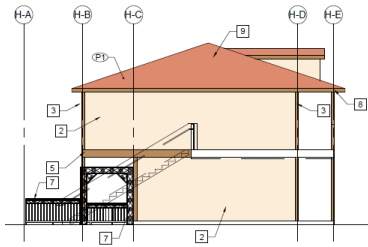
BUILDING H - NORTH ELEVATION

1/8"=1'-0"



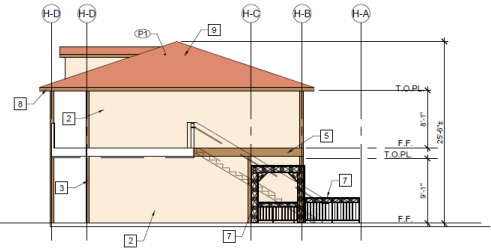
BUILDING H - SOUTH ELEVATION

1/8"=1'-0"



BUILDING H - EAST ELEVATION

1/8"=1'-0"



BUILDING H - WEST ELEVATION

1/8"=1'-0"

**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN EIGHTH AND NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

## COLOR ELEVATIONS- RECREATION BUILDING

# ATTACHMENT 7



**APPLICANT(S):**  
SHREE PROPERTIES, INC

**FILE NO(S):**  
SPR23-00027 and DA23-00002

**LOCATION:**  
ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN EIGHTH AND  
NINTH AVENUE

**APNs:**  
0407-142-03 & -04

**PROPOSAL:**  
CONSIDERATION OF A DEVELOPMENT AGREEMENT AND SITE PLAN REVIEW TO CONSTRUCT A  
114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS  
AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES

## VIEW RENDERING



RECORDING REQUESTED BY  
and WHEN RECORDED MAIL TO:

City of Hesperia  
9700 Seventh Avenue  
Hesperia, CA 92345  
Attn: City Clerk

SPACE ABOVE FOR RECORDER'S USE ONLY

**DENSITY BONUS AND INCENTIVE AGREEMENT AND  
COVENANT RESTRICTING USE  
(Live Oak Estates, 114-Unit Development)**

THIS DENSITY BONUS AND INCENTIVE AGREEMENT AND COVENANT RESTRICTING USE (this "Agreement") entered into as of **MONTH, DAY, 2024** by and among ("Owner" Shree Properties, INC., a California Corporation, and the CITY OF HESPERIA, a municipal corporation ("City"), is made with reference to the following:

Recitals

- A. Owner is the owner in fee of that certain real property (the "Site") described on Exhibit A attached hereto and incorporated herein by reference, which is located within the City, south side of Live Oak Street, between Eighth and Ninth Avenue, Hesperia, CA 92345.
- B. Developer has submitted a Site Plan Review Application SPR23-00027 and Density Bonus Agreement Application #DA 23-00002 (together, the "Application") for approval of, and intends to construct, a rental residential development (the "Project") on the Site containing 114 rental units (the "Units"), all of which will be restricted to persons aged 55 years and older. The Units will be 1- and 2-bedroom units, 34 of which will be restricted to occupancy by Qualified Households (as that term is defined below) and one (1) of which will be on-site manager unit.
- C. Under the existing HDR land use designation, which allows for residential densities between 15 and 20 dwelling units per gross acre, the maximum allowable number of residential units on the Site is 112 units. Thus, the Owner is seeking a density bonus of 2% to accommodate two additional units, for a total of 114 units.
- D. City desires, and Section 16.20.190, *et seq.*, (the "City's Density Bonus Program") and State Density Bonus law (Government Code Section 65915 *et seq.*) require the City, to grant Owner a density bonus of up to (2) additional Units and up to four (4) additional incentives, in consideration for their commitment to restrict occupancy of the Units as herein described.

- E. Owner has agreed to enter into this Agreement and hereby consents to be regulated and restricted by the City as provided herein.

Agreement

NOW, THEREFORE, Owner and City mutually agree as follows:

1. Term. The Term (“Term”) of this Agreement shall commence on the date of its execution by all parties and shall continue in full force and effect until the date that is the 55<sup>th</sup> anniversary of the date on which the final certificate of occupancy for the Project is received from the City.
2. Owner’s Covenants. Owner hereby covenants by and for itself, and for its representatives, successors and assigns and every successor in interest to the Site of any part thereof to comply with the covenants, reservations and restrictions set forth in this Agreement. Owner further covenants that during the Term, Owner shall devote the Site to be used for the Project only, and in conformance with this Agreement. Each and every contract deed or other instrument hereafter executed covering the conveying of the Site or any portion thereof shall conclusively be held to have been executed, delivered and accepted, subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments.

- a. Owner agrees that the Project shall be constructed substantially in accordance with the plans, drawings and specifications approved by the City.
- b. Owner shall ensure that 34 (thirty four) of the Units are restricted to occupancy by a Qualified Household for Low Income at annual rent levels (“Qualified Rent Levels”) that do not exceed the following:

For Low Income Households whose gross income exceeds the maximum income for Very Low Income Households, the product of 30% times 60% of Area Median Income, as adjusted annually by the California Department of Housing and Community Development for household size, as appropriate for the Unit.

“Adjusted for Household Size as Appropriate for the Unit” for purpose of this section, shall mean for a household of two persons, in the case of a one-bedroom unit, and three persons in the case of a two-bedroom unit.

- c. Owner shall ensure that all Units in the development are age-restricted to persons 55 years or older (aka seniors).
- d. Annual rent shall be collected in twelve (12) equal monthly payments. The Manager’s Unit may be occupied by maintenance of management personnel employed by the property management company or employed by the owner.
- e. Owner shall obtain and maintain or cause to be obtained and maintained, on file, reasonable verification in written form as to the income of each household for Certification of Continuing Program Compliance in substantially the form attached



hereto as Exhibit B and incorporated herein by this reference and executed by the Owner.

**3. City's Covenants.**

**a. Density Bonus and Financial Incentives.** Pursuant to Hesperia Municipal Code Section 16.20.205, the City hereby agrees to grant Owner a Density Bonus as follows:

- i.** The City grants the Owner a density bonus of 2 Units above the presently allowable number of units.
- ii.** The Owner agrees that the Owner is not entitled to any further density bonus or the financial equivalent thereof beyond those set forth in this Section 3.a.

**b. Additional Incentives.** Pursuant to Hesperia Municipal Code Section 16.20.230 and California Government Code Section 65915, the City hereby agrees to grant to the Owner the following additional incentives to encourage the supply of affordable housing:

- i.** City accepts the balconies with a minimum dimension of 7-feet and 2-inches instead of the 8 feet required by the Specific Plan; and
- ii.** City accepts 153 total parking spaces, of which 115 shall be covered parking spaces, instead of 177 total parking spaces required by the City's Development Code.
- iii.** City accepts one-bedroom units with a minimum living area of 698 square feet instead of the 875 square feet required by the Specific Plan; and two-bedroom units with a minimum living area of 882 square feet instead of the 1,075 square feet required by the Specific Plan.
- iv.** City accepts buildings as close as 9-feet and 2-inches apart instead of 15 feet apart as required by the Specific Plan.

**4. Definitions.** As used in this Agreement, the following capitalized and close quoted terms shall have the following meanings:

- a. "Area Median Income"** means median income levels for San Bernardino County as calculated annually by the U.S. Department of Housing and Urban Development ("HUD") based on the Primary Metropolitan Statistical Area median income levels by family size. Such levels are calculated on the basis of gross annual household income, considering household size, income of all wage earners and all other sources of household income.
- b. "Low Income Household"** is defined as households whose income does not exceed eighty (80) percent of the Area Median Income.

- c. “Very Low-Income Household” is defined as households whose income does not exceed fifty (50) percent of the Area Median Income.
- d. “Qualified Household” means a household that is a Low-Income Household or Very Low-Income Household (as those terms are defined above) at the time the household begins its tenancy at the Project.

5. Accounting to City.

- a. Owner shall keep the books and accounts of the Project in conformity with generally accepted accounting practices.
- b. Owner shall maintain a complete and accurate rent roll listing all Units, the names of all Tenants, the dates of their tenancies and the amount of rents charged and collected.
- c. The City, its agents and employees, shall have the right after three (3) business days’ notice, to review and inspect at any time during business hours, the books, records and accounts of the Owner specifically regarding the Site, dated from and after the date of the recordation of this Agreement and until the expiration of this Agreement.

6. Inspections. Subject to the rights of the tenants, the City shall have the right to perform an annual on-site inspection of the Units, common areas, and grounds.

7. Default.

- a. Failure or delay by the Owner to perform any term or provision or comply with any covenant of this Agreement constitutes a default under this Agreement, except that Owner shall not be in default of its obligation to ensure that the Units are occupied by Qualified Households if the Owner shows that it reasonably relied on a tenant's representations regarding household size or income level. Should Owner default and fail to cure such default to the City's satisfaction within thirty (30) days after the date City delivers written notice of the default to Owner, then the City may, at its option, take one or any combination of the following actions:
  - i. Demand Owner to cause the Site to be brought into compliance with the maximum allowable density restriction, and all other parking, setback, and signage requirements, that would apply to the Site absent this Agreement, unless Owner proposes and obtains City Council approval for alternative measures that, in the City Council's sole discretion, otherwise achieve the objectives of Government Code Section 65915, the City's Density Bonus Program, and this Agreement;
  - ii. Declare the Site and/or the Project a public nuisance under Chapter 8.24 of the Hesperia Municipal Code and take all actions authorized therein with respect to the public nuisance and the abatement thereof, including, but not

limited to, summary abatement and recordation of a nuisance abatement lien to collect abatement and related administrative costs;

- iii. Bring actions at law or in equity in a court of competent jurisdiction to enforce the provisions of this Agreement and record a Lis pendens against the Site providing notice of the same.

The remedies of the City herein are cumulative, and the exercise of one or more of such remedies shall not be deemed an election of all remedies and shall not preclude the exercise by the City of any one or more of its other remedies.

- b. Notwithstanding subparagraph (a) above, violations of the Building Code shall be handled by appropriate building officials resolved under the same terms as available to any other development.
- 8. Subordination: This Agreement shall be subject and subordinate to the liens of the Owner's construction and permanent financing. City agrees to execute additional subordination agreements in form and content acceptable to Owner's lenders and letter of credit providers confirming such subordination.
  - 9. Successors Bound. This Agreement and the covenants, reservations, restrictions and agreements contained herein shall be a burden upon the Site and shall bind Owner and its successors, assigns, transferees and every successor in interest to the Site. Owner may not assign any of the benefits of this Agreement, nor delegate any of its obligations hereunder, voluntarily or by operation of law without the prior written approval of the City Council.
  - 10. Benefit of Covenants, Reservations and Restrictions. City and Owner hereby declare their understanding and intent that the covenants, reservations and restrictions herein directly benefit the land by enhancing and increasing the enjoyment of use of the Site by certain low-income residents of the City of Hesperia, and benefit City as owner of the public rights of way in the adjoining public streets. City and its successors and assigns, are deemed the beneficiary of the covenants, reservations and restrictions contained herein, without regard to technical classification and designation. The covenants, reservations and restrictions shall benefit and run with the land in favor of the City, its successors and assigns, and shall be enforceable by same without regard to whether same has been, remains, or is an owner of any land or interest therein.
  - 11. Notice. Any notice required to be given hereunder shall be given by certified or registered mail, postage prepaid, return receipts requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties hereto as follows:

If to City: City of Hesperia  
9700 Seventh Avenue  
Hesperia, CA 92345  
Tel: (760) 947-1018  
Fax: (760) 947-2881  
Attn: City Manager

If to Owner: Dilip B. Sheth  
Director, Shree Properties, INC.  
904 Silver Spur Rd #479  
Rolling Hills Estates, CA 90274  
Tel: (310) 266-2754  
Fax: (909) 208-7903

12. Modifications. This Agreement may be amended or modified only by a written instrument signed by all parties hereto. City agrees that the City's City Manager or his/her designee, with the concurrence of the City Attorney, shall have the authority to execute any such instrument on behalf of the City, without formal action by the City Council, but only if such instrument does not materially alter this Agreement nor increase the quantity or value of the density bonus or incentives hereby granted to Owner.
13. Recording and Filing. This Agreement shall be acknowledged by each of the parties and recorded by City in the Official Records of the County of San Bernardino. This Agreement shall be indexed in the grantor index in the name of the Owner and in the grantee index in the name of the City.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

**OWNER**

Dilip B. Sheth, Director  
Shree Properties, INC.

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Dilip B. Sheth

**CITY**

CITY OF HESPERIA, a Municipal Corporation

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Rachel Molina, City Manager

**Attest:**

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Erin Baum, Assistant City Clerk

**Approved as to Form:**

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Pam Lee, City Attorney

**EXHIBIT A**

LEGAL DESCRIPTION OF SITE

The land referred to herein below is situated in the City of Hesperia, County of San Bernardino, State of California, and is described as follows:

**PARCEL 1:**

BLOCK 235 EXCEPT THE SOUTH 180 FEET OF THE EAST 325 FEET THEREOF, TOWN OF HESPERIA, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 12 OF MAPS, PAGES 21 THROUGH 27 INCLUSIVE RECORDS OF SAID COUNTY.

**PARCEL 2:**

THE SOUTH 180 FEET OF THE EAST 320 FEET OF BLOCK 235 TOWN OF HESPERIA, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 12 OF MAPS, PAGES 21 THROUGH 27 INCLUSIVE, RECORDS OF SAID COUNTY

Assessor's Parcel No; 0407-142-03-0-000 & 0407-142-04-0-000

**EXHIBIT B**

**ANNUAL CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE**

Dilip B. Sheth, Director of Shree Properties, Inc; hereby represents and warrants that:

- A. Owner has read and is thoroughly familiar with the provisions of the Density Bonus and Incentive Agreement and Covenant Restricting the Use (the “Agreement”) by and among the City of Hesperia, a Municipal Corporation, and Owner, dated \_\_\_\_\_, 2024, of which a form of the Certification is an attachment.
- B. As of the date of this Certification, the restricted 34 Units are all occupied by Qualified Households as that term is defined in the Agreement.
- C. As of the date of this Certification, the restricted 34 Units are all rented at no more than Qualified Rental Levels as described in the Agreement.
- D. As of the date of this Certification, all Units are all rented to at least one person within each Unit’s household who are age 55 years or older.

**OWNER**

Dilip B. Sheth, Director  
Shree Properties, INC.

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Dilip B. Sheth

## RESOLUTION NO. 2024-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A DENSITY BONUS AGREEMENT TO CONSTRUCT A 114-UNIT SENIOR APARTMENT COMPLEX, WHICH INCLUDES A TWO PERCENT DENSITY BONUS AND 34 AFFORDABLE UNITS ON APPROXIMATELY 5.6 GROSS ACRES WITHIN THE HIGH DENSITY RESIDENTIAL (HDR) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE SOUTH SIDE OF LIVE OAK STREET, BETWEEN EIGHTH AND NINTH AVENUE (DA23-00002 & SPR23-00027).**

**WHEREAS**, Shree Properties, Inc. has filed an application requesting consideration of Density Bonus Agreement DA23-00002 and Site Plan Review SPR23-00027, described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to a 5.6 gross acre site (4.4 acres net) within the High Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan), located on the south side of Live Oak Street, between Eighth and Ninth Avenue and consists of Assessor's Parcel Numbers 0407-142-03 and 04; and

**WHEREAS**, the Application, as contemplated, proposes to construct a 114-unit senior apartment complex, which includes a two percent density bonus and 34 affordable units for lower income households. The application includes a Density Bonus Agreement which provides a two percent density bonus and deviations from specified development standards in exchange for creating 34 affordable units; and

**WHEREAS**, the Applicant has also filed Site Plan Review SPR23-00027, to construct a two-story, 114-unit apartment complex on the 5.6 gross acre site (4.4 acres net); and

**WHEREAS**, the property is currently vacant and is bounded by existing single-family residences to the north and east. An affordable senior apartment complex exists on the property to the south and the property to the west is vacant; and

**WHEREAS**, the subject property is currently within the HDR zone of the Specific Plan. The properties to the north, east, and west are within the Low Density Residential (LDR) District. The properties to the south are also within the HDR District; and

**WHEREAS**, the development does not comply with four development standards within the HDR Zone of the Specific Plan. However, the City's Density Bonus Program (Program) provides a tool used to encourage development of affordable housing, consistent with state law and the Housing Element of the General Plan. In exchange for the density bonus, this Program requires that the City offer design concessions; and

**WHEREAS**, State Housing Law requires the City to consider such design concessions to encourage affordable housing; and

**WHEREAS**, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General

Plan and are substantially surrounded by urban uses. The net area of the site is 4.4. acres. Furthermore, the proposed Project (i) by virtue of its location, will not impact a sensitive environmental resource of hazardous or critical concern; (ii) will not have a cumulative impact on the environment through successive projects of the same type, in the same place, over time; (iii) does not have any unusual circumstances that will have a significant effect on the environment; (iv) does not impact a scenic highway; (v) is not located on a hazardous waste site; and (vi) will not adversely impact a historical resource. Accordingly, none of the exceptions to categorical exemptions set forth in the CEQA Guidelines, Section 15300.2, apply to this Project.; and

**WHEREAS**, on February 8, 2024, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and forwarded the project to the City Council with a recommendation for approval by a 5-0 vote; and

**WHEREAS**, on March 19, 2024, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY OF HESPERIA CITY COUNCIL AS FOLLOWS:

Section 1. The City Council hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the City Council during the above-referenced March 19, 2024, hearing, including public testimony and written and oral staff reports, this Council specifically finds as follows:

- (a) The proposed Density Bonus Agreement will allow a two percent density bonus and deviation from specified development standards in exchange for creation of 34 units that will be reserved for low-income households. These affordable housing units will contribute towards meeting the City's affordable housing goals as mandated by the State of California and supported by the City's General Plan Housing Element.
- (b) The proposed project is consistent with the goals, policies, standards and maps of the adopted Zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia. Further, the project is consistent with the regulations authorizing residential densities exceeding those allowed under the General Plan through the density bonus program.
- (c) The site for the proposed use is adequate in size and shape to accommodate the proposed use, because the site can accommodate all proposed improvements, with the exception of the minimum balcony size/depth, minimum parking, minimum floor area regulations and minimum distance between buildings. The Specific Plan requires each unit to have a minimum private usable open space of 100 square feet, accessible directly from the living area of the unit, and no dimension shall be less than eight feet on any side. The private balconies meet the minimum square footage



requirement; however, they are below the minimum 8-foot dimension requirement. The project is deficient in parking by 24 spaces. A total of 177 spaces are required and 153 are provided. The City's required minimum living area for apartment units is currently 875 square feet for a one-bedroom unit and 1,075 square feet for a two-bedroom unit. The proposed project provides 698 square feet for a one-bedroom unit and 882 square feet for a two-bedroom unit. The one-bedroom is deficient by 177 square feet and the two-bedroom is deficient by 193 square feet. The Specific Plan requires that all buildings be a minimum of either 10 or 15 feet apart depending on the line of sight. The proposed development contains four buildings that would be subject to the 15-foot building separation requirement; two of the buildings have separations as close as 9 feet apart and two buildings have separations as close as 11-feet and 5-inches apart. The Density Bonus Program allows deviations from standards, consistent with state law.

- (d) The proposed use will not have a substantial adverse effect on abutting property, or the permitted use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances or hazards.
- (e) The site for the proposed use will have adequate access based upon the site's current access to Ninth Avenue, which is already paved. Live Oak Street will provide suitable access as well, once constructed. Eighth Avenue includes a paseo, promoting alternative means of travel.
- (f) The granting of the density bonus will not be detrimental to the public health, safety, or welfare.
- (g) The proposed Density Bonus Agreement is consistent with and promotes the goals and policies of the General Plan, specifically Land Use Policy L. P. 1. b (3) and Housing Goal H. G. 18.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Council hereby approves DA23-00002 and SPR23-00027, subject to the conditions of approval as set forth in Attachment A.

Section 4. That the City Clerk shall certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** this 19<sup>th</sup> day of March 2024.

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Larry Bird, Mayor

ATTEST:

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Erin Baum, Assistant City Clerk

**ATTACHMENT "A"**  
**List of Conditions for SPR23-00027**

Approval Date: **PENDING APPROVAL**  
 Effective Date:  
 Expiration Date:

This list of conditions applies to: Consideration of a site plan review (SPR23-00027) and Development Agreement (DA23-00002) to construct a 114-unit senior affordable apartment complex which includes a two percent density bonus and 34 affordable units on approximately 5.6 gross acres within the High density residential (HDR) District of the Main Street and Freeway Corridor Specific Plan located on the south side of Live Oak Street between Eighth and Ninth Avenue (Applicant: Shree Properties; APNs: 0407-142-03 & 04)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

**CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS**

**COMPLETED**  
 NOT IN COMPLIANCE

**COMPLIED BY**

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

**COMPLETED**  
 NOT IN COMPLIANCE

**COMPLIED BY**

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City

for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMPs), and includes calculations for BMP sizing.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board. Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook

prepared by the California Stormwater Quality Association (requires subscription); see:  
<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's application for document review and pay all applicable fees. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or [dalcayaga@cityofhesperia.us](mailto:dalcayaga@cityofhesperia.us), to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SPECIALTY PLANS. The following additional plans/reports shall be required for businesses with special environmental concerns: (B)

A. Submit two (2) sets of engineered plans for the proposed

swimming pool to the Building Division for review and construction permits with the required application fees. The plans shall have prior review and approval by the San Bernardino County Department of Environmental Health Services.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi judicial decision, or otherwise take a future discretionary government action. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein . (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire three (3) years from the date of action of the reviewing authority. Pursuant to Measure N and Municipal Code Section 16.12.095, residential projects are not eligible for extensions of time. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

RECREATIONAL FACILITIES. The Developer shall submit two sets of plans to develop the recreational facilities to the Building Division with the required application fees. The recreational facilities shall include passive recreational areas of turf, picnic tables, barbeques, concrete benches, and concrete trash receptacles, and the paseo. Active recreational facilities shall include the recreation building and a tot-lot with permanent playground equipment. (P)

#### **CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavacea family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the

approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

NINTH AVENUE: Saw-cut (2-foot min.) and match-up asphalt pavement on Ninth Avenue across the project frontage based on City's 60-foot Local Roadway Standard. The curb face is to be located at 20' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of (E)

- A. 8" Curb and 24" Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Intersection improvements including handicapped ramps



per City standards.

F. Commercial driveway approaches per City standards.

G. Pavement transitions per City Standards.

H. Design roadway sections per existing approved street sections and per R value testing with a traffic index of 8 (min) and per the soils report.

I. Cross sections every 50-feet per City standards.

J. Traffic control signs and devices as required by the traffic study and or the City Engineer.

K. Provide a signage and striping plan per City standards.

L. It is the Developers responsibility to obtain any off-site dedications for transition tapers including acceleration deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.

M. Relocate existing utilities. The Developer shall coordinate with affected utility companies.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

LIVE OAK STREET: The design shall be based on City's 60-foot Local Roadway Standard. The curb face is to be located at 20' from the approved centerline. Currently, Live Oak is unpaved along the frontage; a 26' wide (minimum) paved road will be required. The new paving must safely tie into the Paseo intersection at Live Oak and Eighth Avenue. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of (E)

A. 8" Curb and 24" Gutter per City standards.

B. Sidewalk (width = 6 feet) per City standards.

C. Roadway drainage device(s).

D. Streetlights per City standards.

E. Intersection improvements including handicapped ramps per City standards.

F. Commercial driveway approaches per City standards.

G. Pavement transitions per City Standards.

H. Design roadway sections per existing approved street

sections and per R value testing with a traffic index of 8 (min) and per the soils report.

I. Cross sections every 50-feet per City standards.

J. Traffic control signs and devices as required by the traffic study and or the City Engineer.

K. Provide a signage and striping plan per City standards.

L. It is the Developers responsibility to obtain any off-site dedications for transition tapers including acceleration deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.

M. Relocate existing utilities. The Developer shall coordinate with affected utility companies.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developers expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.

B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections.

C. It is the Developers responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to design and construct 8" minimum PVC sewer in Live Oak and tie into existing at Seventh Avenue per City standards.

D. Complete V.V.W.R.A.s Wastewater Questionnaire for Commercial / Industrial Establishments and submit to the Engineering Department. Complete the Certification Statement for Photographic and X ray Processing Facilities as required.

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

SEWER IMPROVEMENT PLAN: The Developer shall design and construct an 8 minimum PVC SDR 35 sewer main in Live Oak Street. The proposed sewer line will begin at the intersection of Ninth Avenue and connect to the existing sewer in Seventh Avenue. Design shall consist of plan and profile per City standards. (E)

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

A. A minimum 8' wide planter shall be provided along the property lines abutting Live Oak Street, Eighth Avenue, and Ninth Avenue; a minimum 5' planter shall be provided along the southern property line abutting the residential properties to the south.

B. A minimum four-foot wide landscaped area and a one-foot sidewalk in addition to the six-inch concrete curb shall be installed at the end of all parking space rows as approved by Planning staff;

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CULTURAL RESOURCES 2. If cultural resources are found during grading then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LOT MERGER. A lot merger shall be submitted, approved, and recorded. The lot merger and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

**CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT AGREEMENT. The applicant shall execute a development agreement placing restrictions on the tenants/owners of the development with all incentives approved by the City in accordance with state law. The agreement shall be subject to review and approval by the City prior to its execution. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SOLID MASONRY WALL/FENCING. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. A combination solid three-foot high split-face masonry wall or other approved decorative wall with a three-foot high wrought iron fence shall be provided along Live Oak Street, Eighth Avenue and Ninth Avenue and a 6-foot high split face block wall shall be installed along the south property line in accordance with the Municipal Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STAMPED CONCRETE. Stamped color concrete shall be installed at the driveway entrances in a color and design consistent with the architectural theme of the structures on-site, prior to the issuance of a building permit. The stamped color concrete shall be noted on the approved construction plans accordingly. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TRASH ENCLOSURE. All trash enclosures shall be in conformance with Municipal Code Section 16.16.360 and City approved construction details. The enclosure shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall with split face block on the viewable side and a decorative cap. The masonry wall shall be earth tone in color; solid grey block is not allowed. The enclosure shall have non-transparent metal gates and a solid roof-cover that is architecturally compatible with the primary building onsite and that serves to protect the refuse area from inclement weather, as well as prevents unauthorized entry into the enclosure. (P)

**CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 2021-01 (Residential Maintenance and Services) before occupancy of the first unit. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (B)
- C. Utility Fees (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template

provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AS BUILT PLANS. The Developer shall provide as built plans. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPING. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

**COMPLETED**

**COMPLIED BY**

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

RECREATIONAL FACILITIES. The required recreational facilities shall be completed in accordance with City standards (P)

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:**

|   |          |
|---|----------|
| (B) Building Division                       | 947-1300 |
| (E) Engineering Division                    | 947-1476 |
| (F) Fire Prevention Division                | 947-1603 |
| (P) Planning Division                       | 947-1200 |
| (RPD) Hesperia Recreation and Park District | 244-5488 |